

**AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 2292 OLD COVINGTON HIGHWAY, 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:

<b>CASE # 2019-07</b>	<b>REZONING OF 1.28 ACRES FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIMITED INDUSTRIAL)</b>
APPLICANT:	Otis Wallace 3073 Klondike Road SW, Conyers, GA 30012
LOCATION:	Property is located at 2292 Old Covington Highway, Conyers, Georgia, Tax ID Parcel # 0100010004
LAND LOT(S):	213
DISTRICT:	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 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.

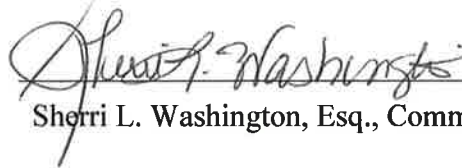
That this Ordinance shall become effective upon adoption.

This 14<sup>th</sup> 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

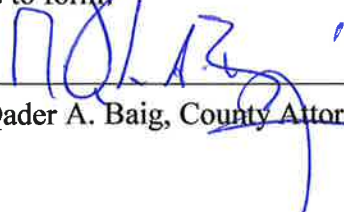
Attest:



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 and parcel of Land lying and being in Land Lot 213 of the 16<sup>th</sup> District of Rockdale County, Georgia and being shown as 1.2772 acres, more or less, according to that certain retracement survey as prepared for Gary C. Savage, dated September 27, 2017 by Charles O. Wiggins, G.R.L.S. 2293, Wiggins Land Surveying, Inc. and which property is more particularly described as follows:

To find the True Point of Beginning, begin at a concrete right of way monument located at the northerly end of the miter at the intersection of the Northerly right of way of Sigman Road (a variable right of way) and the westerly right of way of Old Covington Highway, North 21 Degrees 36 minutes 05 seconds West, a distance of 134.78 feet to a concrete monument found; running thence, South 72 Degrees 52 Minutes 07 Seconds West, a distance of 79.81 feet to an ½ inch rebar iron pin found; running thence, North 21 Degrees 02 Minutes 34 Seconds West, a distance of 209.19 feet to a tree; running thence, North 69 Degrees 36 Minutes 21 Seconds East, a distance of 17.75 feet to a concrete monument found; running thence, North 17 Degrees 11 minutes 40 Seconds West, 6.98 feet to an iron pin set; running thence, North 89 Degrees 44 minutes 25 Minutes West, a distance of 13.65 feet to an iron pin set on the southwesterly right of way of Old Covington Highway; running thence, North 19 Degrees 14 Minutes 15 Seconds West, a distance 150.88 feet to a ½ inch rebar set to the True Point of Beginning (Grid coordinates N=1240580.63; E=2328339.950; running thence, South 89 Degrees 56 Minutes 00 Seconds West, a distance 302.13 feet to a one inch pope found; running thence along the northwesterly line of the property now or formerly owned by Coflo Properties, LP (DB 5776 page 248) North 19 Degrees 33 Minutes 06 Seconds West, a distance of 185.94 feet to an iron pin set; running thence North 75 Degrees 17 Minutes 23 Seconds East, a distance of 40.00 feet to an iron pin set; running thence, South 89 Degrees 59 Minutes 31 Seconds East along the southerly line of the property now or formerly owned by J.P. & Ann M. Whitely (formerly Clare Byers) (Deed Book 277 page 552); a distance of 202.56 feet to an iron pin set on southwesterly right of way of Old Covington Highway; running thence, South 21 Degrees 52 Minutes 46 Seconds East, along the southwesterly right of way of Old Covington Highway, a distance of 100.00 feet to a point; running thence, South 20 Degrees 42 Minutes 48 Seconds East, a distance of 100.00 feet to the True Point of Beginning.

This being the same property as conveyed to Gary C. and Ava J. Savage by Deed recorded in Deed Book 5322, page 285, Rockdale County, Georgia.

**EXHIBIT "B"**

**Zoning Conditions**

1. The landscaping and fencing shall be installed in accordance with the landscape plan drawn for Tranquility Carriers, Inc. which is dated 3-20-18.
2. A privacy fence or other opaque fencing, as approved by the Department, shall be installed around the side and rear property lines having a minimum of 6 feet in height. This fencing should be placed interior to any required planted buffer.