

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 FAMILY DAYCARE HOME UNDER SECTION 218-1 TABLE OF PERMITTED USES, AT 4284 VILLAGE GREEN CIRCLE 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# 2019-02	Special Use Permit for Family Daycare home
ZONING	R-1 (Single Family Residential)
CLUP DESIGNATION	Medium Density Residential
OWNER/APPLICANT:	Ahmad & Danielle Brooks, 4284 Village Green Circle, Conyers, GA
AGENT:	N/A
LOCATION:	4284 Village Green Circle SE, Conyers, GA 30013
PARCEL #	080A010059
LAND LOT(S):	115
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 Family Daycare Home as an accessory use under Section 218-1 Tables of Permitted Uses Family Daycare Home is hereby granted for property located at 4284 Village Green Circle SE, Conyers, GA, Land Lot 115 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That all ordinances or part of ordinances in conflict with this ordinance are hereby repealed.

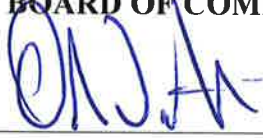
Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

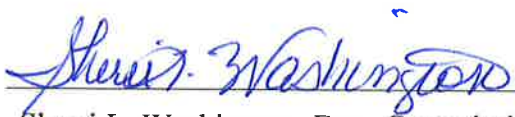
That this Ordinance shall become effective upon adoption.

This 25 day of June, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I

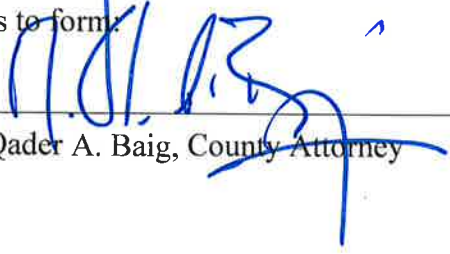


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to form:

By: 
M. Qader A. Baig, County Attorney

First reading: 11/2019

Second reading: 6/25/2019

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 116 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Christian circle, an 80-foot-wide right-of-way, with the southerly right-of-way of Village Green circle, a 55-foot-wide right-of-way, THENCE northeasterly along the right-of-way of Village Green Circle for a distance of 278.71 feet to a 1/2" re-bar found and the TRUE POINT OF BEGINNING;

THENCE along said right-of-way North 50 degrees 54 minutes 19 seconds East for a distance of 168.34 feet to a 1/2" re-bar found;

THENCE leaving said right-of-way South 389 degrees 16 minutes 51 seconds East for a distance of 269.43 feet to a 3/8" re-bar found;

THENCE South 50 degrees 41 minutes 09 seconds West for a distance of 129.89 feet to a 3/8" re-bar found;

THENCE North 47 degrees 23 minutes 09 seconds West for a distance of 272.78 feet to a 1/2" re-bar found and TRUE POINT OF BEGINNING;

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

Said property contains 0.923 acres more or less and is shown on that certain plat titled "BOUNDARY RETRACEMENET SURVE & FENCE SITE-PLAN FOR DANIELLE BROOKS & AHMAD BROOKS" by Mark B. Lincoln, Georgia P.L. S. No. 2625, dated march 23, 2019, which survey is hereby made part of this legal description by this reference.

EXHIBIT "B"
Zoning Condition:

1. Hours of operations from 5:00 am to 7:00 pm Monday-Friday.