

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 2720 SALEM ROAD SE, CONYERS, GEORGIA FROM THE MXD (MIXED USE DEVELOPMENT) & CSD (CONSERVATION SUBDIVISION) ZONING DISTRICT TO THE MXD (MIXED USE DEVELOPMENT) 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 # 2019-13	REZONING OF 2.28 of 8.37 ACRES FROM MxD (Mixed Use Development) & CSD (Conservation Subdivision) TO MxD (Mixed Use Development)
APPLICANT:	City of Conyers 1184 Scott Street, Conyers, GA 30012
LOCATION:	Property is located at 2720 Salem Road SE, Conyers, Georgia, Tax ID Parcel # 0930020012
LAND LOT(S):	234
DISTRICT:	10 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 MxD (Mixed Use Development) & CSD (Conservation Subdivision) to MxD (Mixed Use Development) District.

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.

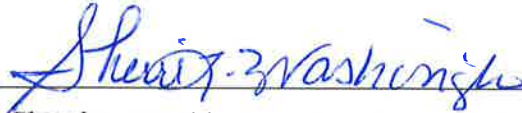
That this Ordinance shall become effective upon adoption.

This 13th day of August, 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: 6/25/2019

Second reading: 8/13/2019

EXHIBIT "A"

Legal Description

ALL THAT TRACT, of land lying and being in Land Lot 202 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southerly side of the right of way of Westridge Drive (80-foot right of way) South 17 degrees 51 minutes 58 seconds east for a distance of 726.34 feet to a ½" iron pin set; thence South 76 degrees 41 minutes 52 seconds West for a distance of 164.68 feet to a ½" pin found; thence north 33 degrees 37 minutes 01 seconds west for a distance of 720 feet to the southerly right of way boundary of Westridge Drive; thence north 83 degrees 58 minutes 28 seconds east for a distance of 111 feet to the POINT OF BEGINNING. Said property containing 2.28 acres.

EXHIBIT "B"

Zoning Conditions

1. Any project submitted for approval shall include two or more of the following types of uses: retail/commercial, office, or residential. The combination of uses shall maintain a scale, balance and location to reduce general traffic congestion and constitute a unified and complementary development.