

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 2431 IRIS DRIVE SE, CONYERS, GEORGIA FROM M-1 (LIMITED INDUSTRIAL) C-1 (LOCAL COMMERCIAL) 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 # 2019-14	REZONING OF 1.70 ACRES FROM M-1 (Limited Industrial) to C-1 (Local Commercial)
APPLICANT:	Rebecca Barber 886 Mount Zion Road, Oxford, GA 30054
LOCATION:	Property is located at 2431 Iris Drive SE, Conyers, Georgia, Tax ID Parcel # 0930020029
LAND LOT(S):	233
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 to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from M-1 Limited Industrial to C-1 Local Commercial 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

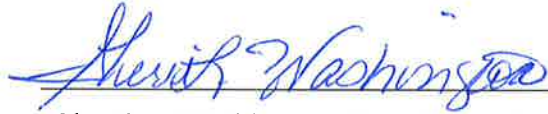
That this Ordinance shall become effective upon adoption.

This 8th day of October, 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: 10/8/2019

EXHIBIT "A"

Legal Description

ALL THAT TRACT, of land lying and being in Land Lot 233 of the 10th District of Rockdale County, Georgia, containing 1.70 acres according to the survey dated July 8, 1986, for Nancy Wilson by Robert M. Buhler, being more and being more particularly described as follows:

BEGINNING at the iron pin set along the southerly right-of-way line of Iris Drive, said iron pin being 1.531.48 feet westerly along the southerly right-of-way line of Iris Drive from the East line of Land lot No. 233; thence running South 01 degree 44 minutes West a distance of 298.70 feet to an iron pin set; thence running North 60 degrees 55 minutes West a distance of 37.0 feet to an iron pin found; thence running North 62 degrees 06 minutes West a distance of 283.67 feet to an iron pin found; thence running North 0 degrees 29 minutes East a distance of 217.0 feet to an iron pin set; thence running South 78 degrees 52 minutes East a distance of 104.58 feet to a fence; thence running South 11 degrees 39 minutes West a distance of 10.2 feet; thence running South 78 degrees 24 minutes East a distance of 193.62 feet to an iron pin set and the POINT OF BEGINNING.

EXHIBIT "B"

Zoning Conditions