

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 1500 SIGMAN ROAD NW, CONYERS, GEORGIA FROM M-1 (LIMITED INDUSTRIAL) C-2 (GENERAL 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 # 2019-15	REZONING OF 1 ACRE FROM M-1 (Limited Industrial) to C-2 (General Commercial)
APPLICANT:	Tashi Investment, 1500 Sigman Road NW, Conyers, GA 30012
LOCATION:	Property is located at 1500 Sigman Road, Conyers, Georgia, Tax ID Parcel # 0410010135
LAND LOT(S):	264
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 to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from M-1 Limited Industrial to C-2 General 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

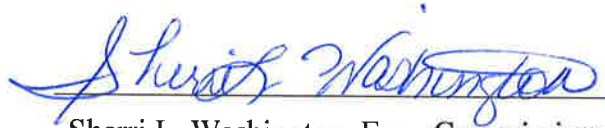
That this Ordinance shall become effective upon adoption.

This 8th day of October, 2019.

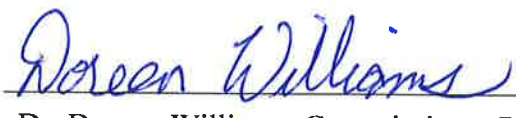
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



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

TRACT TWO

ALL THAT TRACT or parcel of land lying and being in land lot 264 in the 16th district of Rockdale County, Georgia and being more particularly described as follows:

Commencing at the intersection of the west right-of-way of Rockbridge Road and the south right-of-way of Sigman Road, thence South 73 degrees 13 minutes 47 seconds West with a ARC/CH of 92.51 feet to an IPF 1\2"rb at the true point of beginning.

THENCE South 69 degrees 49 minutes 26 seconds East for a distance of 159.21 feet to an IPF 1"bolt;

THENCE South 31 degrees 14 minutes 16 seconds East for a distance of 99.83 feet to an IPF 1\2"rb;

THENCE South 61 degrees 41 minutes 00 seconds West for a distance of 294.69 feet to an IPF 1\2"rb;

THENCE North 02 degrees 10 minutes 57 seconds East for a distance of 266.27 feet to an IPF 1"bolt;

THENCE along a curve to the left having a radius of 3000.00 feet and an arc length of 50.07 feet, being subtended by a chord of North 73 degrees 47 minutes 06 seconds East for a distance of 50.06 feet to an IPF 1\2"rb at the true point of beginning.

Said property contains 1.00 acres.

EXHIBIT "B"

Zoning Conditions