

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 2420 OLD COVINGTON HIGHWAY AND 2432 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:

CASE # 2020-01	REZONING OF A COMBINED TRACT OF 24.02 ACRES FROM R-1 (Single Family Residential) TO M-1 (Limited Industrial)
APPLICANT:	Lincoln Property Company c/o The Galloway Law Group
LOCATION:	Property is located at 2420 Old Covington Highway and 2432 Old Covington Highway, Conyers, Georgia, Tax ID Parcel # 0100010013 and #0100010012
LAND LOT(S):	214
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 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.

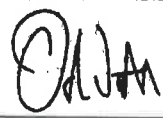
Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

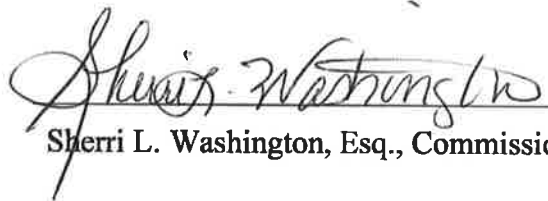
That this Ordinance shall become effective upon adoption.

This 14 day of April, 2019. 2020

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

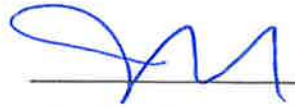


Sherri L. Washington, Esq., Commissioner Post I

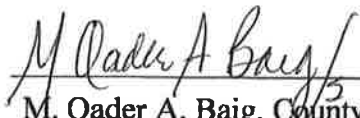


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to form:

By: 
M. Qader A. Baig, County Attorney

First reading: _____

Second reading: 4/14/2020

EXHIBIT "A"

Legal Description

Tract 1

ALL THAT TRACT or parcel of land lying and being in Land Lot 214 of the 16TH District, of Rockdale County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the line dividing Land Lots 203 and 214 with the Northeasterly right-of-way of Interstate No. 20; THENCE proceeding NORTH 02 DEGREES 31 MINUTES 00 SECONDS EAST along said Land Lot Line a distance of 379.99 feet to a point; THENCE proceeding NORTH 61 DEGREES 02 MINUTES 57 SECONDS EAST a distance of 502.40 feet to a point on the Southwesterly right-of-way of Old Covington Highway; THENCE proceeding SOUTH 36 DEGREES 38 MINUTES 01 SECONDS EAST a distance of 587.85 feet to a point to a point and POINT OF BEGINNING; THENCE proceeding SOUTH 36 DEGREES 31 MINUTES 00 SECONDS EAST a distance of 226.95 feet to a point; THENCE proceeding SOUTH 36 DEGREES 36 MINUTES 00 SECONDS EAST a distance of 748.27 feet to a point; THENCE departing said right-of-way and proceeding SOUTH 56 DEGREES 42 MINUTES 14 SECONDS WEST a distance of 650.96 feet to a point on the aforesaid right-of-way of I-20; THENCE proceeding NORTH 36 DEGREES 25 MINUTES 22 SECONDS WEST a distance of 426.49 feet to a point; THENCE proceeding NORTH 38 DEGREES 10 MINUTES 29 SECONDS WEST a distance of 257.14 feet to a point; THENCE proceeding NORTH 42 DEGREES 31 MINUTES 00 SECONDS WEST a distance of 152.26 feet to a point; THENCE proceeding NORTH 39 DEGREES 39 MINUTES 51 SECONDS WEST a distance of 75.89 feet to a point; THENCE proceeding NORTH 51 DEGREES 07 MINUTES 00 SECONDS EAST a distance of 676.24 to a point and POINT OF BEGINNING.

Said parcel contains 617,328 Square Feet more or less or 14.17 Acres more or less.

Tract 2

ALL THAT TRACT or parcel of land lying and being in Land Lot 214 of the 16TH District, of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the line dividing Land Lots 203 and 214 with the Northeasterly right-of-way of Interstate No. 20; THENCE proceeding NORTH 02 DEGREES 31 MINUTES 00 SECONDS EAST along said Land Lot Line a distance of 379.99 feet to a point; THENCE proceeding NORTH 61 DEGREES 02 MINUTES 57 SECONDS EAST a distance of 502.40 feet to a point on the Southwesterly right-of-way of Old Covington Highway; THENCE proceeding SOUTH 36 DEGREES 38 MINUTES 01 SECONDS EAST a distance of 587.85 feet to a point; THENCE departing said right-of-way and proceeding SOUTH 51 DEGREES 07 MINUTES 00 SECONDS WEST a distance of 676.24 feet to a point on aforesaid right-of-way of I-20; THENCE proceeding NORTH 44 DEGREES 37 MINUTES 02 SECONDS WEST a distance of 125.97 feet to a point; THENCE proceeding NORTH 46 DEGREES 11 MINUTES 12 SECONDS WEST a distance of 199.04 feet to a point; THENCE proceeding NORTH 46 DEGREES 35 MINUTES 00 SECONDS WEST a distance of 66.85 feet to a point and POINT OF BEGINNING.

Said parcel contains 429,271 Square Feet more or less or 9.85 Acres more or less.

Total combined parcel is 24.02 Acres more or less