

#2020-07

Ordinance No. _____
Rezoning Case No. 2020-05

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 1101 JOHNSON RD SW FROM THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT; 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:

REZONING CASE No. 2020-05:	Rezoning of 0.69 acres from R-1 (Single Family Residential) to C-2 (General Commercial) for the purpose of consolidating with a portion of a larger parcel that is already zoned C-2 to facilitate a mixed-use commercial development.
PROPERTY OWNER:	Sawco Development Co.
LOCATION:	1101 Johnson Rd SW, Conyers, GA, 30012 with Tax Parcel No. 0440010045.
LAND LOT(S):	267 and 168
DISTRICT:	16 th
PROPERTY OWNER:	Sawco Development Co.

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-4 of The Unified Development Code of Rockdale County, Georgia, as amended;

WHEREAS, the Future Land Use Map of Rockdale County’s Comprehensive Plan was amended to designate said property as Commercial, which pursuant to Section 202-6 of The Code of Rockdale County permits the C-2 (General Commercial) Zoning District;

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

The Official Zoning District Map for Rockdale County, as amended, is hereby further amended so as to rezone property, more particularly described in the overall legal description attached hereto as Exhibit “A”, depicted as Tract One on the survey attached hereto as Exhibit “B”, and depicted as Tract 1 on the Overall Concept Plan attached hereto as Exhibit “C”, from R-1 (Single Family Residential) to C-2 (General Commercial) for the purpose of consolidating with a portion of a larger parcel that is already zoned C-2 to facilitate a mixed-use commercial development.

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit "D", 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 District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I and the conditions authorized in Section III.

Section IV

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

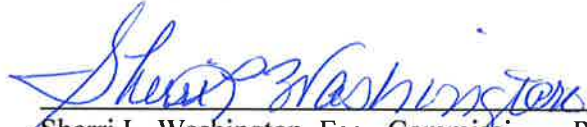
That this Ordinance shall become effective upon adoption.

This 20th day of July, 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: Ord. 2020-32 on January 28, 2020

Second Reading: 7/28/2020

Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lots 267 & 268, of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

Commencing at the intersection south right-of-way of Klondike Road and the we right-of-way of Johnson Road, thence South 12 degrees 27 minutes 42 seconds West for a distance of 1144.02 feet to a point, said point being the TRUE POINT OF BEGINNING:

Thence, along a curve to the left having a radius of 1748.47 feet and an arc length of 200.60 feet, being subtended by a chord of South 01 degrees 46 minutes 21 seconds East for a distance of 200.49 feet to an IPF ½" RB;

Thence, South 85 degrees 13 minutes 08 seconds West for a distance of 157.72 feet to an IPF ½" OTP;

Thence, North 08 degrees 54 minutes 27 seconds West for a distance of 147.97 feet to an IPF 1" OTP;

Thence, North 81 degrees 53 minutes 14 seconds East for a distance of 65.06 feet to an IPF ½" RB;

Thence, North 07 degrees 18 minutes 06 seconds East for a distance of 51.21 feet to an IPF 1" OTP;

Thence, North 85 degrees 53 minutes 59 seconds East for a distance of 103.23 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 0.69 acres.

Exhibit "D"

Conditions Attached

1. All exterior facades shall be constructed with brick, stone, or other cementitious material that matches the character of the overall mixed-use development and surrounding developments;
2. Retail and commercial structures on the site shall be configured to promote a built environment conducive for neighborhood/ local commercial and retail uses. Square footage for individual retail and commercial uses on the site may not exceed 6,000 square feet each, unless approved by the Director;
3. Should a hotel be proposed for the site, said hotel shall comply with the exterior façade requirements above;
4. Internal sidewalks shall be installed;
5. Decorative lighting along all public streets, private streets, and internal parking areas shall be installed.;
and
6. Contingent upon approval of the rezoning, there shall be no request made to annex any part of the C-2 site (that which is proposed to be rezoned as a result of this application and that portion which is already zoned C-2) for 30 years from the date of the approval.