

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 1886 PARKER ROAD SE FROM THE C-1 (LOCAL COMMERCIAL) ZONING DISTRICT WITH CONDITIONS TO THE OBP (OFFICE BUSINESS PARK) 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. 2020-07	Rezoning of 1.2455 acres from C-1 (Local Commercial) with Conditions to OBP (Office Business Park) for the purpose of converting a residence into a Specialty Trade Contractors (Plumbing) Facility.
APPLICANT:	Jack Jamerson of Liberty Plumbing, Inc.
PROPERTY OWNER:	Liberty Plumbing, Inc.
LOCATION:	The property is located at 1886 Parker Rd SE, Conyers, GA, 30094 with Tax Parcel No. 075001028.
LAND LOT(S):	242
DISTRICT:	10 th

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 designates said property as Commercial, which pursuant to Section 202-6 of The Code of Rockdale County permits the OBP (Office-Business Park) 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” and depicted on the survey attached hereto as Exhibit “B”, from C-1 (Local Commercial) to OBP (Office Business Park) for the purpose of converting a residence into a Specialty Trade Contractors (Plumbing) Office with the placement of an accessory building.

Section II

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.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

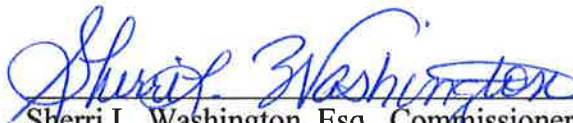
That this Ordinance shall become effective upon adoption.

This 28 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. 2020-90 on February 25, 2020

Second Reading: 7/28/2020

Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 242, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

Commencing at a right of way monument found at the Southern miter point at the intersection of the southerly right of way line of Flat Shoals Road (variable right of way) and the East right of way line of Parker Road (variable right of way),

THENCE, South 00 degrees 45 minutes 35 seconds East for a distance of 1236.70 feet to an 1/2" rebar set on the East right of way of Parker Road, the TRUE POINT OF BEGINNING:

THENCE, leaving the East right of way line of Parker Road, South 79 degrees 44 minutes 38 seconds East for a distance of 458.00 feet to a 1" open top pipe found;

THENCE, South 01 degrees 12 minutes 14 seconds West for a distance of 118.60 feet to a 1" crimped top pipe found;

THENCE, North 80 degrees 23 minutes 54 seconds West for a distance of 443.60 feet to a 1/2" rebar set on the East right of way line of Parker road;

THENCE, along the right of way of Parker Road, along the arc of a curve to the right 65.37 feet, said curve has a radius of 666.00 feet and is subtended by a chord with a bearing of North 07 degrees 51 minutes 35 seconds West for a distance of 65.34 feet to a point;

THENCE, North 01 degrees 44 minutes 38 seconds West for a distance of 61.43 feet to a 1/2" rebar set, the TRUE POINT OF BEGINNING.

Said property contains 1.2455 acres.

