

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A RECYCLING CENTER AT 213, 214, 215 CAMDEN INDUSTRIAL PKWY NW, CONYERS, GA, 30012; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, an application for a Special Use Permit authorizing a Recycling Center was filed with Rockdale County, Georgia, which involved the following:

SPECIAL USE PERMIT CASE NO. 2020-01:	Special Use Permit for Recycling Center on 5.042 acres.
AGENT:	Jeremy A. Moulton
PROPERTY OWNER:	Trenton Lee Pippin
LOCATION:	213, 214, 215 Camden Industrial Pkwy NW, Conyers, GA, 30012
TAX PARCEL NUMBER(s):	0410010219, 0410010220, and 0410010221 (They were recombined into a single parcel via a Recombination Plat that was recorded at Plat Book 40 Page 53. However, the new Tax Parcel Number and Property Address have not yet been provided.)
ZONING DISTRICT:	M-1 (Limited Industrial)
LAND LOT(s):	246
DISTRICT:	16th

WHEREAS, said Special Use Permit was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-6 of The Unified Development Ordinance (UDO) of Rockdale County, Georgia, as amended;

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 238-6 of the UDO, a Special Use Permit for a Recycling Center to crush recycled concrete and asphalt under the Recycling center and Recovered materials processing facility zoning use classifications as listed under Section 218-1 Table of Permitted Uses is hereby granted on said property, more particularly described in the overall legal description attached hereto as Exhibit "A" and depicted on the recorded plat attached hereto as Exhibit "B".

Section II

The Special Use Permit authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit "C", which exhibit is hereby incorporated by this reference. All permits issued pursuant to this Special Use Permit shall be in strict compliance with these conditions, as well as all other applicable provisions of the Code of Rockdale County. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations, nor grant any variances from said regulations.

Section III

The Official Zoning Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the Special Use Permit on said property authorized in Section I.

Section IV

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

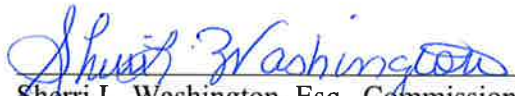
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 10th **DAY OF** November, 2020.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

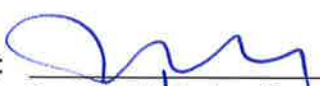


Sherri L. Washington, Esq., Commissioner Post I



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: May 26, 2020

Second Reading: 11/10/2020

Exhibit "A"
Legal Description

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lot 246 of the 16th District of Rockdale County, and being lots 9, 10, and 11, Block "B" of the CAMDEN INDUSTRIAL PARK, as described on that plat of survey prepared by Charles C. Franklin and Bullard Land Planning on May 10, 1996, and recorded at Plat Book 27, Page 132, Rockdale County, Georgia records, which plat is by reference incorporated herein and made a part hereof, and being more particularly described in combination on that plat of survey prepared by Ronald Calvin Smith of Alcovy Surveying and Engineering, Inc. on January 22, 2020, and recorded at Plat Book 40, Page 53, Rockdale County, Georgia records, which plat is by reference incorporated herein and made a part hereof, and more particularly described as follows:

Commencing at a right of way monument at the northwest mitered intersection of Sigman Road and Camden Industrial Parkway, said point being the POINT OF BEGINNING,

thence N 88 deg. 8' 5" W 230.22' to an iron pin,

thence N 1 deg. 54' 58" E 207.71' to a 1" solid rod,

thence N 1 deg 45' 40" E 92.51' to an iron pin,

thence N 1 deg 53' 56" E 299.76' to an iron pin,

thence S 88 deg. 1' 39" E 70.18' to a 1" open top pipe,

thence S 88 deg. 30' 50" E 134.75' to an iron pin,

thence S 89 deg. 47' 19" E 54.79' to an iron pin,

thence S 88 deg. 48' 00" 255.21' to an iron pin,

thence S 00 deg. 54' 05" W 160.31' to an iron pin,

thence S 00 deg 58' 20" W 173.24' to an iron pin,

thence N 84 deg. 33' 37" W 186.15 to an iron pin,

thence along a curve having a radius of 75', length 122.25', chord 109.16, chord bearing N 41 deg 22' 02" W to an iron pin,

thence along a curve having a radius of 75', length 186.96', chord 142.17', chord bearing S 20 deg. 31' 33" W to a point,

thence along a curve having radius of 40', length of 36.51', chord 35.26', chord bearing S 24 deg. 44' 26" E to a point,

thence S 01 deg. 52' 00" W to a point, said point being the POINT OF BEGINNING.

Said tract or parcel contains 5.042 acres.

Exhibit "C"
Conditions of Zoning

1. The hours of operation for crushing shall be limited to Monday thru Friday between 10 am and 4 pm;
2. The sales of the nonrecycled/recycled product may occur during the normal business hours of the dump truck business;
3. Bins or bunkers may be designed to hold inert materials for outdoor storage;
4. Broken concrete, asphalt, and the recycled product shall be directly placed (conveyor belt may be used) into the bins/bunkers designed to hold those materials for storage or transport machinery from the crusher (i.e. the recycled product should not be on the ground outside of a bin/bunker);
5. The decibels shall not exceed 100 dBA at a 10-foot distance from the crusher;
6. Due to the forethought of the 1985 Board of Commissioners, a 100-foot undisturbed buffer exists at the rear of the property adjacent to the residential properties to the north. Additionally, a 100-foot Georgia Power Easement exists on 1920 Rockbridge Rd going diagonal from SW to NE direction, which is directly north of the proposed bins. The Easement also runs diagonally on the Property, which reduces the location of permanent structures. Therefore, under these specific conditions, this facility may exist on a property adjacent to the residential properties to the north;
7. The County shall be provided with the relevant State and Federal approvals, including the State EPD and Federal EPA, before operation of the crusher;
8. A Fugitive Dust Control Plan shall be developed by a State of GA registered engineer, provided to the County, and complied with (i.e. Dust Suppression Measures such as using wind barriers /Limit work or activities which may generate dust to less windy days), including but not limited to the use of a wet suppression system shall be used to control dust during crushing;
9. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed by a State of GA registered engineer, provided to the County, and complied with (i.e. Mitigate Water Quality Concerns);
10. The Evoquip Bison 120 Mobile Crusher shall be the only crusher used onsite.