

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 2420 OLD COVINGTON HWY SW AND 2432 OLD COVINGTON HWY SW FROM R-1 (SINGLE FAMILY RESIDENTIAL ZONING DISTRICT) TO M-1 (LIMITED INDUSTRIAL ZONING DISTRICT); 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. 2021-02:	Rezoning of a combined tract of 23.84 acres from R-1 (Single Family Residential) to M-1 (Limited Industrial).
APPLICANT:	Rockdale County
LOCATION:	2420 Old Covington Hwy SW and 2432 Old Covington Hwy SW, Conyers, GA, 30012 with Tax Parcel Nos. 0100010013 and 0100010012
LAND LOT(S):	214
DISTRICT:	16 th
PROPERTY OWNER:	ROCKDALE 20 INDUSTRIAL LLC C/O LINCOLN PROPERTY COMPANY

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, as amended, designates said property as Light Industrial, which pursuant to Section 202-6 of The Code of Rockdale County permits the M-1 (Limited Industrial) 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 combined tract of 23.84 acres, more particularly described in the overall legal description attached hereto as Exhibit “A” and depicted on the boundary survey attached hereto as Exhibit “B”, from R-1 (Single Family Residential) to M-1 (Limited Industrial) for the purpose of constructing a warehouse to stage commercial trucks for distribution.

Section II

All permits issued pursuant to this change in zoning shall be in strict compliance with 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 Sections I and II, along with the conditions authorized in Section III.

Section IV

All ordinances or parts of ordinances, including Ordinance #O-2020-02 (REZ 2020-01), in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 9th day of February, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I

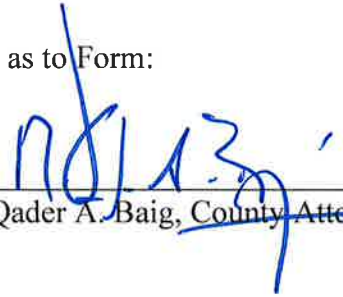


Dr. Doreen Williams, Commissioner Post II

Attest:

By:  _____
Jennifer Rutledge, County Clerk

Approved as to Form:

By:  _____
M. Qader A. Baig, County Attorney

First Reading: December 8, 2020

Second Reading: February 9, 2021

Exhibit "A"

Legal Description

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 1/2" REBAR SET AT THE INTERSECTION OF THE WESTERLY LAND LOT LINE OF SAID LAND LOT 214 WITH THE NORTHERLY RIGHT-OF-LINE OF INTERSTATE 20 (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY LAND LOT LINE, NORTH 01°51'00" EAST, A DISTANCE OF 379.99 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID LAND LOT LINE, NORTH 63°39'40" EAST, A DISTANCE OF 502.40 FEET TO A 1/2" REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD COVINGTON HIGHWAY (50' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 38°11'11" EAST, A DISTANCE OF 587.84 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 38°11'11" EAST, A DISTANCE OF 939.26 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 55°04'43" WEST, A DISTANCE OF 660.76 FEET TO A 1/2" OPEN TOP PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 20; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 33°27'26" WEST, A DISTANCE OF 26.03 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 37°20'07" WEST, A DISTANCE OF 405.30 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 37°34'49" WEST, A DISTANCE OF 203.22 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 43°04'46" WEST, A DISTANCE OF 199.90 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 46°16'44" WEST, A DISTANCE OF 69.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 45°04'26" WEST, A DISTANCE OF 134.68 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 47°17'27" WEST, A DISTANCE OF 202.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 48°19'27" WEST, A DISTANCE OF 66.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 23.84 ACRES OR 1,038,479.8 SQUARE FEET MORE OR LESS.

Exhibit "B"
Boundary Survey

