

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A DEWATERING FACILITY AT 5180 HWY 20 NW, LOGANVILLE, GA, 30052; 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. 2021-01:	Special Use Permit for Dewatering.
AGENT:	Shari Johnson
PROPERTY OWNER:	Shari Johnson
LOCATION:	5180 HWY 20 NW, LOGANVILLE, GA, 30052
TAX PARCEL NUMBER(s):	058001002
ZONING DISTRICT:	W-P (Watershed Protection)
LAND LOT(s):	295
DISTRICT:	4th

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 Dewatering Facility to process earth and earth-like materials as recovered materials from hydro-excavation per zoning regulations 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 Minor Subdivision 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

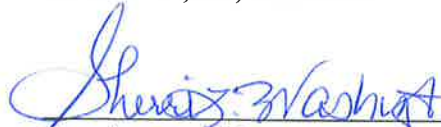
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 10th **DAY OF** August, 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: April 27, 2021

Second Reading: August 10, 2021

Exhibit "A"
Legal Description

LEGAL DESCRIPTION
DEWATERING SITE

All that tract or parcel of land lying and being in Land Lot 326, 4th District, Rockdale County, Georgia and being more particularly described as follows:

COMMENCING AT A 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF GEORGIA STATE ROUTE #20 (100' R/W) AND THE EAST RIGHT OF WAY LINE OF WHISPERING PINES LANE (55' R/W), THENCE ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROUTE #20 THE FOLLOWING COURSES: North 73 degrees 59 minutes 44 seconds East for a distance of 118.76 to a point; Thence, North 74 degrees 16 minutes 01 seconds East for a distance of 553.06 feet to a point; Thence, North 74 degrees 28 minutes 13 seconds East for a distance of 602.59 feet to a point; Thence, North 73 degrees 38 minutes 30 seconds East for a distance of 127.67 feet to a point; Thence, along the arc of a curve to the left having a radius of 5920.16 feet and an arc length of 805.92 feet, being subtended by a chord of North 68 degrees 43 minutes 21 seconds East for a distance of 805.30 feet to a 1/2" rebar set, the TRUE POINT OF BEGINNING;

THENCE, from the point of beginning, leaving the North right of way line of State Route #20, North 06 degrees 25 minutes 31 seconds West for a distance of 398.84 feet to a 1/2 inch rebar set;

THENCE, North 08 degrees 41 minutes 29 seconds West for a distance of 361.50 feet to a 1/2" rebar set;

THENCE, North 81 degrees 08 minutes 11 seconds East for a distance of 361.50 feet to a 1/2" rebar set;

THENCE, South 08 degrees 41 minutes 29 seconds East for a distance of 361.50 feet to a 1/2" rebar set;

THENCE, South 81 degrees 08 minutes 11 seconds West for a distance of 301.44 feet to a 1/2" rebar set;

THENCE, South 06 degrees 25 minutes 31 seconds East for a distance of 380.66 feet to a 1/2" rebar set on the North right of way line of State Route #20;

THENCE, along the North right of way line of State Route #20, along a curve to the right having a radius of 5920.16 feet and an arc length of 63.48 feet, being subtended by a chord of South 64 degrees 30 minutes 30 seconds West for a distance of 63.48 feet to a 1/2 inch rebar set, THE TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 3.537 acres

Exhibit "B"
Minor Subdivision Plat

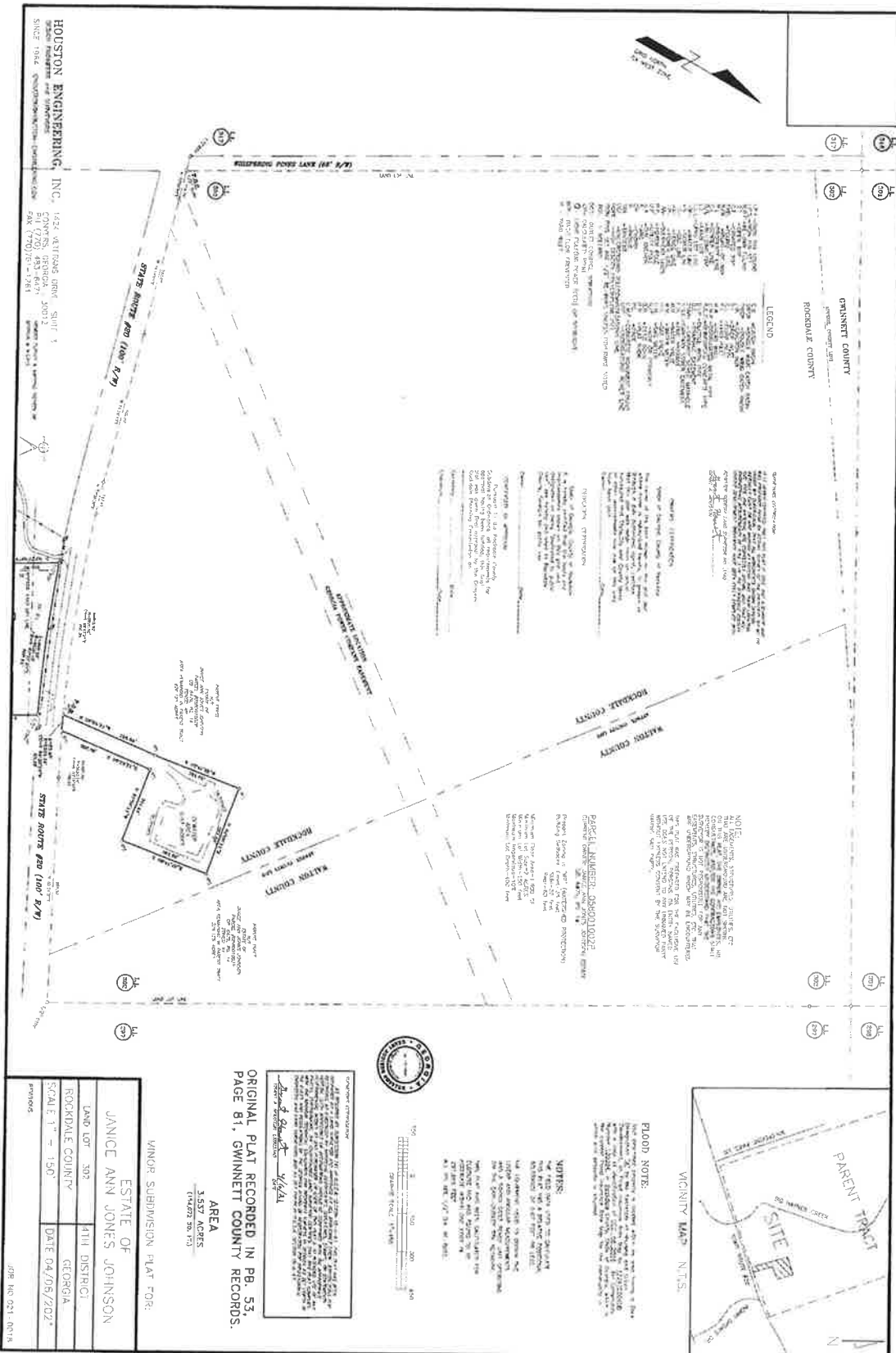


Exhibit "C"
Conditions of Zoning

1. The site shall be restricted not to exceed one (1) acre for Dewatering and subsequent activities, per the supplemental regulations for Dewatering in the Code of Rockdale County.
2. A 250-foot buffer shall be maintained on all property lines.
3. A Minor Subdivision Plat shall be submitted, reviewed, and approved by Rockdale County through the Subdivision/Plat Process to ensure that the Dewatering and subsequent activities, along with the buffer are on the same parcel.
4. The Proposed Minor Subdivision Plat prepared by Houston Engineering, dated April 5, 2021, shall become the guiding layout and design. The actual location of the Dewatering area, and other depicted improvements shall be subject to actual site conditions and the requirements of the Code of Rockdale County. As such, the Legal Description may change.

**Board of Commissioners
Agenda Item Transmittal Form
Ordinance Transmittal Form**



Type of Request: SUP Case #2021-01		County Clerk Use Only Ordinance #: 0-2021-28	
<input checked="" type="checkbox"/> Submission Information Contact Name: Kalanos V. Johnson / Tiras Winn Petrea Department: Planning & Development		<input checked="" type="checkbox"/> Information Summary of Request: Second Reading: 5180 HWY 20 NW. A request by Shari Johnson for a Special Use Permit to commence Dewatering Activity.	
<input checked="" type="checkbox"/> Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: <i>[Signature]</i> Date: 7-23-21		<input type="checkbox"/> Chief of Staff Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
<input type="checkbox"/> County Attorney Signature I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____		<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	

Notes and Comments:

April 20: First Reading Work Session;
 April 27: First Reading Voting Session;
 July 8: Planning Commission;
 July 22: Board of Commissioners' Zoning Public Hearing;
 August 3: Second Reading Work Session;
 August 10: Second Reading Voting Session.