

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 2720 SALEM ROAD SE FROM THE MXD/C (MIXED USE DEVELOPMENT WITH CONDITIONS) ZONING DISTRICT TO THE MXD (MIXED USE DEVELOPMENT WITHOUT CONDITIONS) ZONING DISTRICT; TO IMPOSE CONDITIONS UPON THE PROPERTY; 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. 2021-13	Rezone 2.28 of 8.369 acres from MxD/C (Mixed Use Development with conditions) to MxD (Mixed Use Development without conditions). The remaining 6.089 acres is zoned MxD without conditions.		
APPLICANT:	Rockdale County		
PROPERTY OWNER:	City of Conyers		
LOCATION:	2720 Salem Rd SE, Conyers, GA, 30013		
LAND LOT(S):	202	DISTRICT:	10th
TAX PARCEL NO.:	0930020012		

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 Ordinance 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

The Official Zoning District Map for Rockdale County, as amended, is hereby further amended so as to rezone the 2.28-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted as part of the property with 8.369 acres on the Retracement Survey attached hereto as Exhibit "B", from the MxD/C (Mixed Use Development with conditions) Zoning District to the MxD (Mixed Use Development without conditions) Zoning District.

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. Thereby, the full 8.369-acre property will be in the same MxD (Mixed Use Development without conditions) Zoning District.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

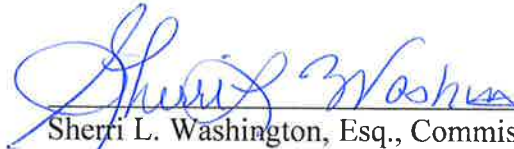
That this Ordinance shall become effective upon adoption.

This 10th day of August, 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: May 25, 2021

Second Reading: August 10, 2021

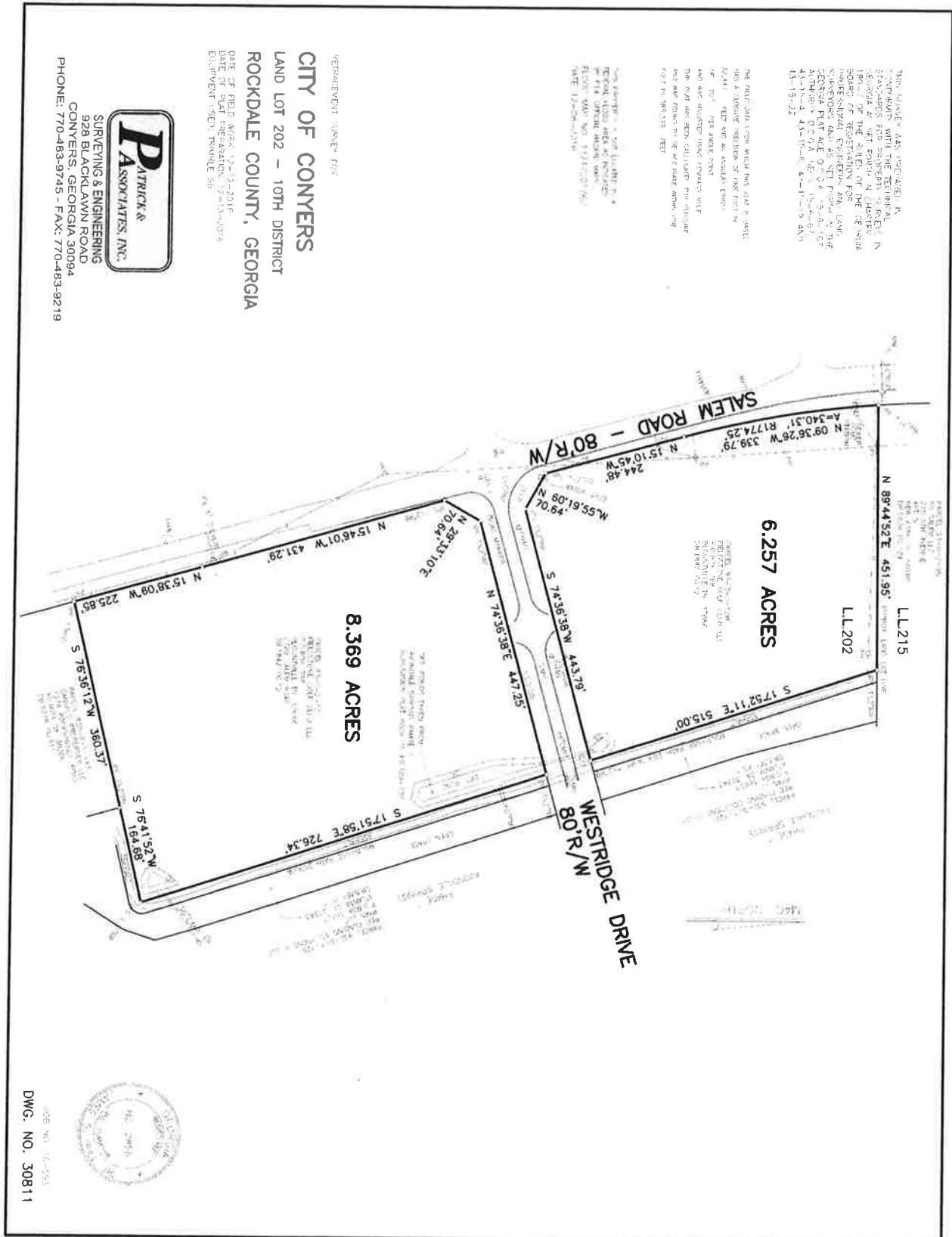
Exhibit "A"

Legal Description

ALL THAT TRACT, of land lying and being in Land Lot 202 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southerly side of the right of way of Westridge Drive (80-foot right of way) South 17 degrees 51 minutes 58 seconds east for a distance of 726.34 feet to a ½" iron pin set; thence South 76 degrees 41 minutes 52 seconds West for a distance of 164.68 feet to a ½" pin found; thence north 33 degrees 37 minutes 01 seconds west for a distance of 720 feet to the southerly right of way boundary of Westridge Drive; thence north 83 degrees 58 minutes 28 seconds east for a distance of 111 feet to the POINT OF BEGINNING. Said property containing 2.28 acres.

Exhibit "B"
Retracement Survey



RETACEMENT NUMBER 758
CITY OF CONYERS
LAND LOT 202 - 10TH DISTRICT
ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK: 12-15-2022
 DATE OF PLOT PREPARATION: 12-15-2022
 EQUIPMENT USED: TRIMBLE 560

PATRICK & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 828 BLACKLAWN ROAD
 CONYERS, GEORGIA 30094
 PHONE: 770-483-9745 - FAX: 770-483-9219

DWG. NO. 30811

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



Type of Request: REZ Case #2021-13	County Clerk Use Only Ordinance #: 2021- 35
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<input checked="" type="checkbox"/> Submission Information Contact Name: Kalanos Johnson / Tiras Winn Petrea Department: Planning & Development	<input checked="" type="checkbox"/> Information Summary of Request: Second Reading. 2720 Salem Rd SE. A request by Rockdale County to rezone from MxD/C (Mixed Use Development with conditions) to MxD (Mixed Use Development without conditions). The property consists of 8.369 acres of which 2.28 acres is zoned MxD with conditions and the remaining 6.089 acres is zoned MxD without conditions.
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<input checked="" type="checkbox"/> Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: Kalanos Johnson 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:

May 25: First Reading;
 July 8: Planning Commission;
 July 22: Board of Commissioners' Zoning Public Hearing;
 August 3: Second Reading Work Session;
 August 10: Second Reading Voting Session.