

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 2397 IRIS DR SE FROM THE R1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO THE M1 (LIMITED INDUSTRIAL) 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:

|                                      |                                     |                  |      |
|--------------------------------------|-------------------------------------|------------------|------|
| <b>REZONING CASE NO.<br/>2021-14</b> | Rezone 1.63 acres from R1 to M1.    |                  |      |
| <b>APPLICANT:</b>                    | Julia M. Kirkland                   |                  |      |
| <b>PROPERTY OWNER:</b>               | Julia M. Kirkland                   |                  |      |
| <b>LOCATION:</b>                     | 2397 Iris Dr SE, Conyers, GA, 30013 |                  |      |
| <b>LAND LOT(S):</b>                  | 233                                 | <b>DISTRICT:</b> | 10th |
| <b>TAX PARCEL NO.:</b>               | 0930020006                          |                  |      |

**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;

**WHEREAS**, the Future Land Use Map of Rockdale County’s Comprehensive Plan designate said property as being in the Technology Park Future Land Use Category, which pursuant to Section 202-6 permits the M1 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 the 1.63-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on the Boundary Survey attached hereto as Exhibit “B”, from R1 to the M1.

**Section II**

The zoning amendment 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 and applies to the 1.63-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as 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.

**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 Section I, along with the conditions authorized in Section II

**Section IV**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

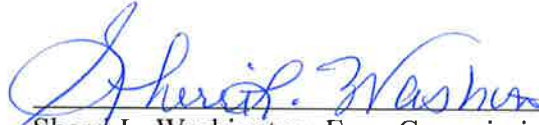
That this Ordinance shall become effective upon adoption.

This 10<sup>th</sup> day of August, 2021.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

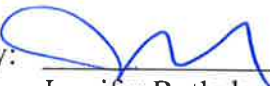


Sherril L. Washington, Esq., Commissioner Post I



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: June 22, 2021

Second Reading: August 10, 2021

**Exhibit "A"**

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 233 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

Beginning at a #4 rebar found on the South right of way of Iris Drive, being 909.9 feet East of the intersection of said right of way line and the West line of Land Lot 233, running thence North 06 degrees 47 minutes 00 seconds East for a distance of 434.43 feet to a #4 rebar found located on the Northerly right of way of Flat Shoals Road (50 foot right of way), running thence North 79 degrees 45 minutes 33 seconds West along said right of way of Flat Shoals Road for a distance of 190.09 feet to a 1 inch open top pipe found, running thence South 00 degrees 06 minutes 17 seconds East for a distance of 441.47 feet to the South right of way line of Iris Drive and a 3/4 inch iron pin set, running thence South 80 degrees 01 minute 57 seconds East along said right of way for 137.01 feet to a #4 rebar set and the point of beginning. As depicted in the survey dated September 5, 2018 by John C. Groves, Jr., RLS No. 3237.



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



|  |  |
|--|--|
| <b>Type of Request:</b><br>REZ Case #2021-14 | County Clerk Use Only<br>Ordinance #: 2021- 40 |
|--|--|

|   |  |
|---|--|
| <input checked="" type="checkbox"/> <b>Submission Information</b><br><b>Contact Name:</b><br>Kalanos V. Johnson / Tiras Winn Petrea<br><b>Department:</b><br>Planning & Development | <input checked="" type="checkbox"/> <b>Information</b><br><b>Summary of Request:</b><br>Second Reading:<br>2397 Iris Dr SE. A request by Julia M. Kirkland to rezone from R1 (Single-Family Residential) to M1 (Limited Industrial). |
|---|--|

|   |  |
|---|--|
| <input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b><br>I have reviewed the attached, and it is approved as to substance.<br>Signature: <i>Klanos V. Johnson</i> Date: 7-23-21 | <input type="checkbox"/> <b>Chief of Staff Signature</b><br>I have reviewed the attached, and it is approved for processing.<br>Signature: _____ Date: _____                               |
| <input type="checkbox"/> <b>County Attorney Signature</b><br>I have reviewed the attached, and it is approved as to form.<br>Signature: _____ Date: _____   | <input type="checkbox"/> <b>Director of Legislative Affairs/County Clerk Signature</b><br>I have reviewed the attached, and it is approved for processing.<br>Signature: _____ Date: _____ |

**Notes and Comments:**

June 15: First Reading Work Session;  
 June 22: First Reading Voting Session;  
 July 8: Planning Commission;  
 July 22: Zoning Public Hearing;  
 August 3: Second Reading Work Session;  
 August 10: Second Reading Voting Session.