

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 2709 DENNARD RD NE FROM AR TO R1; 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. 2021-16</b>	Rezone 5.61 acres from AR (agricultural-residential) to R1 (Single Family Residential)		
<b>APPLICANT:</b>	Lola Robinson		
<b>PROPERTY OWNER:</b>	Baggs Jr Stevie & Robinson Lola R		
<b>LOCATION:</b>	2709 Dennard Rd NE, Conyers, GA, 30013		
<b>LAND LOT(S):</b>	362	<b>DISTRICT:</b>	10th
<b>TAX PARCEL NO.:</b>	0870010065	<b>TOTAL ACREAGE:</b>	5.61

**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 designates the property as Medium Density Residential, which pursuant to Section 202-6 permits the R1 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 5.61-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 AR to R1.

**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” and the concept plan attached hereto as Exhibit “D”, is hereby incorporated by this reference and applies to the 5.61-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.

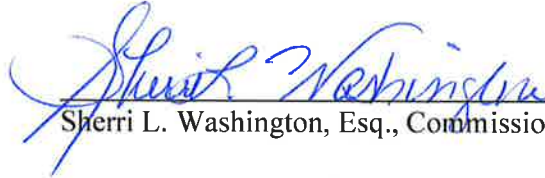
That this Ordinance shall become effective upon adoption.

This 8th day of March, 2022.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman




Sherri L. Washington, Esq., Commissioner Post I

OPPOSED

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: 10/12/2021

Second Reading: 3/8/2022

**Exhibit "A"**

**Legal Description**

All that tract or parcel of land lying and being in Land Lot 362, 16<sup>th</sup> District of Rockdale County, Georgia, being the same property represented as Tract 8 of Rivermont Acres, Unit Two, as recorded in Rockdale County Plat Book R, Page 49, having been surveyed and confirmed by Zachary R. Garrett, Georgia RLS #3169, on 02/1/2021, more particularly described by field evidence as follows;

Commencing at the intersection of the centerline of the north bound land of Georgia Hwy 138 and Dennard Road, thence along the centerline of Dennard Road in a southeasterly direction 1800 feet to a point; thence leaving said centerline of road S 43°47'05"W, 40.90 feet to a ½ inch rebar found on the northern right-of-way (80' wide) margin of Dennard Road, said point being the POINT OF BEGINNING;

Thence along the northern right-of-way margin Dennard Road S 52°28'28"E, 200.26 feet to a 5/8 inch rebar;

Thence leaving said right-of-way margin S 41°08'40"W, 1084.51 feet to a ½ inch rebar found on the northern Right-of-Way Margin of Centennial Olympic Parkway (R/W VARIES);

Thence along said northern right-of-margin N 53°36'47"W, 251.12 feet to a ½ inch rebar found;

Thence leaving said right-of-way margin N 43°47'05"W, 1093.86 feet to the POINT OF BEGINNING;

Said tract containing 244,501 square feet, (5.613 acres);

END OF DESCRIPTION.



**Exhibit "C"**  
**Conditions of Zoning**

1. Approval of the rezoning request does not include approval of the Minor Subdivision Plat or any other Plat;
  2. As Antioch Street does not currently meet the minimum construction standards, it is not an approved street.
- Therefore, approval of the rezoning request does not include the use of Antioch Street for the proposed subdivision until such time that it meets the minimum construction standards.