

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 1066 HONEY CREEK FROM R1 TO OI; 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. 2022-11</b>	Rezone 5.84 acres from R1 (Residential Single-Family District) to OI (Office Institutional) to allow for the operation of Child Day Care facility.		
<b>APPLICANT:</b>	Anthony and Constance Thomas		
<b>PROPERTY OWNER:</b>	Anthony and Constance Thomas		
<b>LOCATION:</b>	1066 Honey Creek Rd SE Conyers, GA, 30094		
<b>LAND LOT(S):</b>	174	<b>DISTRICT:</b>	10th
<b>TAX PARCEL NO.:</b>	079002010C		

**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 Office Institutional, which pursuant to Section 202-6 permits the OI 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 5.84-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on the Site Plan/Layout attached hereto as Exhibit “B”, from R1 to OI.

**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 5.84-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 11<sup>th</sup> day of October, 2022.

**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: 8-23-22

Second Reading: 10-11-22

**Exhibit "A"**  
**Legal Description**

TN53923 Page 2 of 2

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 20210275

**ALL THAT TRACT or parcel of land lying and being in Land Lot 174 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows: BEGINNING at a point marked by an iron pin on the northern right of way line of Honey Creek Road a distance of 800 feet east from the point of intersection of the northern right of way of Honey Creek Road and the east right of way line of Georgia Highway #20; thence North 02 degrees 12 minutes 06 seconds West a distance of 800 feet to a point marked by an iron pin; thence North 87 degrees 59 minutes 50 seconds East a distance of 316.16 feet to a point marked by an iron pin; thence South 02 degrees 30 minutes 55 seconds East a distance of 800 feet to a point marked by an iron pin on the northern right of way line of Honey Creek Road; thence along the northern right of way line of Honey Creek Road South 87 degrees 28 minutes 00 seconds West a distance of 209.67 feet to a point; thence South 88 degrees 59 minutes 10 seconds West a distance of 110.99 feet to a point marked by an iron pin and being the POINT OF BEGINNING. This being Tract 2 of plat of survey prepared for L.W. Wolff, Jr., by B. L. Brunor & Associates, Inc., dated April 18, 1974, containing 5.854 acres and recorded in Plat Book I, Page 106, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof.**

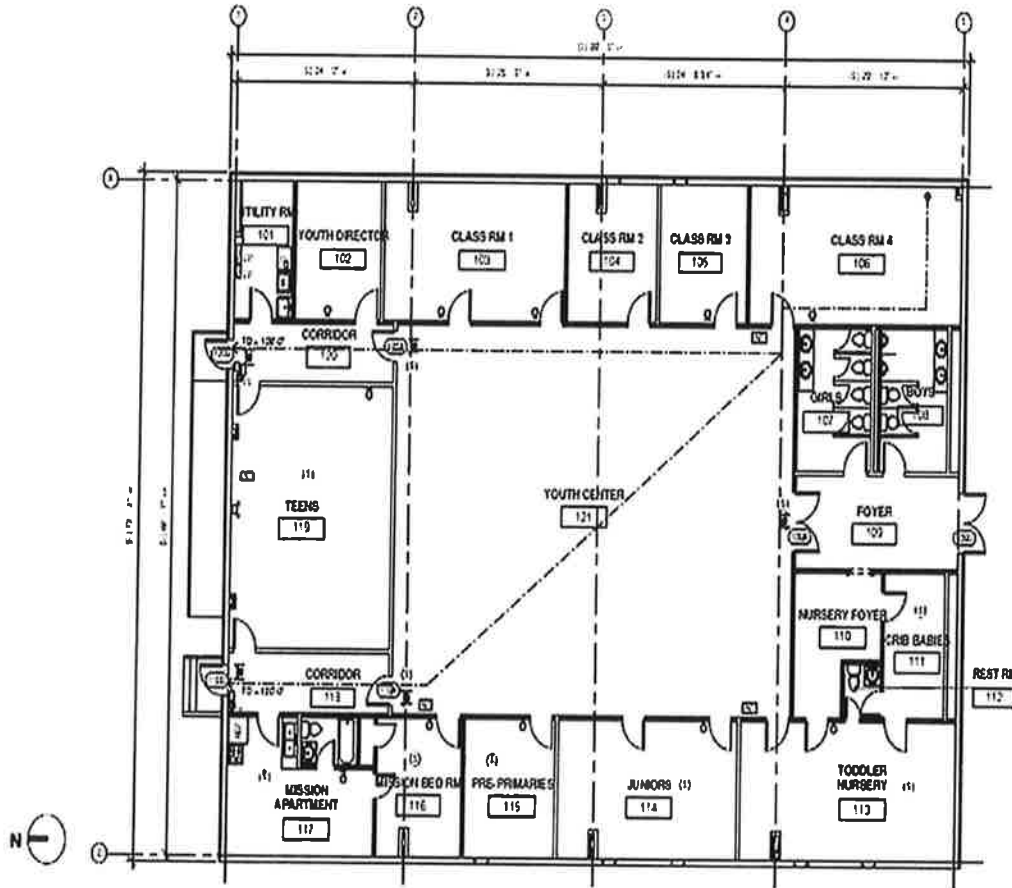
**LESS AND EXCEPT: ALL THAT TRACT or parcel of land conveyed to Georgia Department of Transportation by Right of Way Deed dated June 26, 1997, and recorded in Deed Book 1381, Page 158, Rockdale County, Georgia records.**

**This property being known as 1086 Honey Creek Road, SE, according to the present system of numbering in Rockdale County, Georgia. Tax Parcel #078002010C.**

**EXHIBIT "B"**  
**PERMITTED TITLE EXCEPTIONS:**

1. All assessments and taxes for the year 2022 and all subsequent years, not yet due and payable.
2. Subject to all matters disclosed on plat recorded in Plat Book I, Page 106, County, Georgia records.
3. Right of Way Deed in favor of Georgia Department of Transportation, dated 6/28/97, recorded in Deed Book 1381, Page 158, Rockdale County, Georgia records.

**Exhibit "B"**  
**Site Plan / Layout**



**LIFE SAFETY PLAN**  
 SCALE: 1/8" = 1'-0"

**OCCUPANCY LOAD** LSC 2012, CHAPTER 7 (TABLE 7.3.1.2)

ROOM NAME (NO.)	OCCUPANCY CATEGORY	NET SQ. FEET	FLOOR AREA IN SQ. FT. PER OCCUPANT	MAX. OCCUPANTS
CLASS RM 1 (103)	CLASSROOM	103	10	10
CLASS RM 2 (104)	CLASSROOM	104	10	10
CLASS RM 3 (105)	CLASSROOM	105	10	10
CLASS RM 4 (106)	CLASSROOM	106	10	10
TEENS (118)	RECREATION	118	10	118
TEENS (119)	RECREATION	119	10	119
MISSION APARTMENT (117)	RESIDENTIAL	117	10	117
MISSION BED RM (116)	RESIDENTIAL	116	10	116
PRIS- PRIMARIES (115)	RECREATION	115	10	115
JUNIORS (114)	RECREATION	114	10	114
TODDLER NURSERY (113)	RECREATION	113	10	113
FOYER (109)	RECREATION	109	10	109
NURSERY Foyer (111)	RECREATION	111	10	111
CRIB BABIES (112)	RECREATION	112	10	112
REST RM (112)	RECREATION	112	10	112
<b>TOTAL</b>		<b>1214</b>		<b>1214</b>

**EXIT DOOR CAPACITY AND WIDTH**

**EXIT DOOR (DOUBLE LEAF)**  
 WIDTH: 72 INCHES  
 CAPACITY PROVIDED: 17' 02" = 360 OCCUPANTS

**EXIT DOOR (SINGLE LEAF)**  
 WIDTH: 36 INCHES  
 CAPACITY PROVIDED: 36' 02" = 180 OCCUPANTS

**WIDTH PROVIDED (10M): 36 INCHES (EXIT AT RAWP)**  
 WIDTH PROVIDED (10M): 36 INCHES (EXIT AT STAIRS)  
 CAPACITY PROVIDED: 36' 02" = 180 OCCUPANTS  
 CAPACITY PROVIDED: 36' 02" = 180 OCCUPANTS  
 CAPACITY PROVIDED: TOTAL = 360 OCCUPANTS

TOTAL EXIT DOOR WIDTH REQUIRED: 315 OCCUPANTS X 02' = 63 INCHES  
 TOTAL EXIT DOOR WIDTH PROVIDED: 144 INCHES COMPLETE

TOTAL EXIT DOOR CAPACITY REQUIRED: 315 OCCUPANTS  
 TOTAL EXIT DOOR CAPACITY PROVIDED: 660 OCCUPANTS COMPLETE

**GENERAL NOTES** EXISTING CONDITIONS:

1. ALL DIMENSIONS AND CONDITIONS ARE SHOWN AS EXISTING UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS AND CONDITIONS ARE SHOWN AS EXISTING UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS AND CONDITIONS ARE SHOWN AS EXISTING UNLESS OTHERWISE NOTED.

**Exhibit "C"**  
**Proposed Zoning Conditions**

**1. To restrict the use of the property as follows:**

- A. The applicant shall comply with all requirements from the state of Georgia (Bright from the Start), if approved.
- B. The applicant must comply with all of the OI (Office Institutional) zoning requirements, if approved for rezoning.
- C. Where abutting incompatible uses or districts, a buffer is required in conformance with chapter 328, article I of the UDO.
  - a. 50 feet when abutting R1 zoning districts