

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A DAY CARE AT 2462 WALL STREET SE, CONYERS, GA, 30012; 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:

SPECIAL USE PERMIT CASE NO. 2022-02	Authorize a special use permit for a day care with at least 3 children and no more than 6 children at 2462 Wall Street SE, Conyers, Ga, 30012		
APPLICANT:	Natasha Collier		
PROPERTY OWNER:	Natasha Collier		
LOCATION:	2462 Wall Street SE		
LAND LOT(S):	214	DISTRICT:	10
TAX PARCEL NO.:	077E010359	TOTAL ACREAGE:	0.39

WHEREAS, said proposal 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 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 day care, per zoning regulations listed under Section 218-1 Table of Permitted Uses is hereby granted on said property, more particularly described in the deed attached hereto as Exhibit "A" and depicted on the final 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 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 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

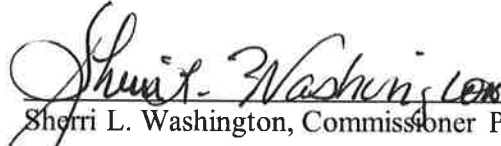
That this Ordinance shall become effective upon adoption.

This 8 day of November, 2022.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman




Sherri L. Washington, 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: 6/14/2022

Second Reading: 11/8/2022

Exhibit "A"
Limited Warranty Deed

FILED IN OFFICE
CLERK SUPERIOR CT
ROCKDALE CO., GA.
2019 OCT 25 AM 10:57
Ruth A. Wilson
CLERK

Record and Return to:
King, Watts & Reddick, LLC
1701A Ellington Road, SE
Conyers, GA 30013
Order No.: GA-CNY190833PUR
Tax Parcel ID: 077E010359

D: DEED B: 6543 P: 44 WD
10/25/2019 11:56:22 AM Total Pages: 3
Recording Fee: \$ 12.88
Transfer Tax: \$243.88
Ruth A. Wilson, Clerk of Court, Rockdale County


LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF ROCKDALE

THIS INDENTURE, made this 23rd day of October, 2019, between

Darletta Jackson

as party or parties of the first part, hereinafter called Grantor, and

Natasha Collier

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 214, of the 10th District, Rockdale County, Georgia, and being Lot 124, Arbor Glen, as per plat recorded in Plat Book 30, Pages 199-203, Rockdale County, Georgia Records, which recorded plat is incorporated herein by reference for a more complete description of said property.

Parcel 077E010359

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

GA_Deed_LimitedWarranty

GA-CNY190833PUR

Exhibit "C"
Conditions of Zoning

To restrict the use of the property as follows:

Sec. 218-1 (v1) *Family Day care home.*

- (1) The use shall comply with all applicable State of Georgia, Bright from the Start Rules and Regulations for Family Day Care Homes.
- (2) The use shall maintain a residential appearance compatible with the neighborhood and shall not negatively impact adjacent or nearby properties as a result of traffic, noise, light, refuse, parking or other hazard or nuisance.
- (3) No signage shall be allowed for a family day care home.

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



Type of Request: SUP Case #2022-02	County Clerk Use Only Ordinance #: 2022- <i>#0-2022-14</i>
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<input checked="" type="checkbox"/> Submission Information	<input checked="" type="checkbox"/> Information
Contact Name: Christopher Wheeler Department: Planning & Development	Summary of Request: Second Reading. 2462 Wall Street SE, Conyers, GA, 30012. A request by Natasha Collier for a Special Use Permit to allow a Day Care with at least 3 children and no more than 6 children in a property zoned R1B (single family residential).

<input checked="" type="checkbox"/> Department Director/Elected Official Signature	<input type="checkbox"/> Chief of Staff Signature
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.
Signature: <i>Clayton Wheeler</i> Date: <i>10/27/22</i>	Signature: _____ Date: _____
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.
Signature: _____ Date: _____	Signature: _____ Date: _____

Notes and Comments:

June 7: First Reading Work Session;
 June 14: First Reading Voting Session;
 October 13: Planning Commission;
 October 27: Zoning Public Hearing;
 November 1: Second Reading Work Session;
 November 8: Second Reading Voting Session.