

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 1936 IRIS DRIVE, CONYERS, GEORGIA FROM THE R-1 (SINGLE FAMILY RESIDENTIAL)/ C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT FOLLOWING APPLICATION FOR SAME; TO AUTHORIZE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, GEORGIA, REFLECTING SAID REZONING; TO IMPOSE CONDITIONS UPON THE AMENDMENT; 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:

CASE # 2019-02	REZONING OF 3.80 of 7.32 ACRES FROM R-1 (SINGLE FAMILY RESIDENTIAL)/C-2 (GENERAL COMMERCIAL) TO C-2 (GENERAL COMMERCIAL)
APPLICANT:	ELAN, Inc,-Bobby Johnson 3873 Crossvale Rd, Stonecrest, GA 30038
LOCATION:	Property is located at 1936 Iris Drive, Conyers, Georgia, Tax ID Parcel #0240010008
LAND LOT(S):	237
DISTRICT:	16 th

; and

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of the Code of Rockdale County;

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 238-4 of the Code of Rockdale County, Georgia, as amended, the Official Zoning Map for Rockdale County, as amended, is hereby amended so as to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from R-1 (Single Family Residential)/C-2 (General Commercial) to C-2 (General Commercial)

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit "B", which exhibit is hereby incorporated by this reference. 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, nor grant any variances from said regulations.

Section III

The Official Zoning Maps of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, are hereby amended to reflect the change in zoning of said properties authorized in Section I.

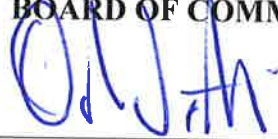
Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 26 day of March, 2019.

**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: 4/22/2019

Second reading: 3/26/2019

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 237 of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an IPF on the land lct line between land lots 237 and 244, thence North 87 degrees 26 minutes 54 seconds West 650.00 feet to a point at the true point of beginning.

THENCE South 87 degrees 26 minutes 54 seconds West for a distance of 666.65 feet to an IPF 1/2" OTP; THENCE South 87 degrees 25 minutes 35 seconds West for a distance of 183.16 feet to an IPF 1-1/4" PIN; THENCE North 23 degrees 05 minutes 52 seconds West for a distance of 110.86 feet to an IPF 1-1/4" PIN; THENCE North 23 degrees 47 minutes 11 seconds West for a distance of 142.21 feet to an IPF 2" OTP; THENCE North 83 degrees 40 minutes 43 seconds East for a distance of 319.26 feet to an IPF AXEL; THENCE North 16 degrees 59 minutes 13 seconds West for a distance of 66.69 feet to a point; THENCE South 65 degrees 47 minutes 28 seconds East for a distance of 714.84 feet to a point at the true point of beginning.

Said property contains 3.80 acres.