

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING FOUR PARCELS ON 0 NE CLARK STREET, NE BERMUDA DRIVE, 0 NE CLARK STREET AND 0 SE SALEM ROAD, FROM R1 (SINGLE FAMILY RESIDENTIAL) TO M1 (LIMITED INDUSTRIAL); 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:

REZONING CASE NO. 2023-06	Rezone 19.77 acres from R1 (Single Family Residential) to M1 (Limited Industrial) to allow a warehouse development		
APPLICANT:	Alliance Industrial Company		
PROPERTY OWNER:	Cynthia Bassani, James Walton Phillips, Stephen Michael Sullivan III and Stephen Michael Sullivan IV		
LOCATION:	0 NE Clark St, NE Bermuda Dr, 0 NE Clark ST and 0 SE Salem Road, Conyers, GA		
LAND LOT(S):	247	DISTRICT:	10 th
TAX PARCEL NO.:	0740030022, 0740030003, 0740030004 and 0740030001		

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 Light Industrial, 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 to rezone the 19.77-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on the Site Plan attached hereto as Exhibit “B”, from R1 to 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 19.77-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 13th day of June, 2023.

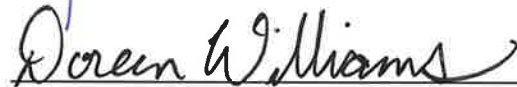
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman




Sherri L. Washington, Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Attest:

By:  Jennifer Rutledge (PR)
Jennifer Rutledge, County Clerk

Approved as to Form:

By: 
M. Qader A. Baig, County Attorney

First Reading: May 9, 2023

Second Reading: June 13, 2023

Exhibit "A"
Legal Description

LEGAL DESCRIPTION - TRACT 1 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 247, 10th District, Rockdale County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #22-024; Drawing/File #22-024), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a concrete r/w monument found at the intersection of the southwesterly right-of-way line of Old Covington Road (50' and varies public r/w) and the northwesterly right-of-way line of North Salem Road (variable width public r/w);

THENCE proceeding southwesterly along said northwesterly right-of-way line of North Salem Road South 13 degrees 20 minutes 56 seconds West for a distance of 9.76 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;

THENCE continuing along said northwesterly right-of-way line of North Salem Road South 12 degrees 07 minutes 47 seconds West for a distance of 361.65 feet to a 1/2" iron pin set;

THENCE departing said northwesterly right-of-way line of North Salem Road North 75 degrees 19 minutes 48 seconds West for a distance of 364.46 feet to a 1/2" iron pin set;

THENCE North 04 degrees 11 minutes 39 seconds West for a distance of 530.09 feet to a 1/4" rebar found;

THENCE North 76 degrees 23 minutes 53 seconds East for a distance of 53.49 feet to a 1" rebar found;

THENCE South 13 degrees 37 minutes 58 seconds East for a distance of 369.97 feet to a 1/2" iron pin set;

THENCE North 76 degrees 22 minutes 09 seconds East for a distance of 337.66 feet to a 1/2" iron pin set on the aforesaid northwesterly right-of-way line of North Salem Road, said 1/2" iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 3.021 acres or 131,617 square feet.

LEGAL DESCRIPTION - TRACT 2 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 247, 10th District and Land Lot 345, 16th District, Rockdale County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #22-024; Drawing/File #22-024), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a concrete r/w monument found at the intersection of the southwesterly right-of-way line of Old Covington Road (50' and varies public r/w) and the northwesterly right-of-way line of North Salem Road (variable width public r/w).

THENCE proceeding southwesterly along said northwesterly right-of-way line of North Salem Road the following courses and distances: South 13 degrees 20 minutes 56 seconds West for a distance of 9.76 feet to a 1/2" iron pin set;

THENCE South 12 degrees 07 minutes 47 seconds West for a distance of 361.85 feet to a 1/2" iron pin set;

THENCE departing said northwesterly right-of-way line of North Salem Road North 75 degrees 19 minutes 48 seconds West for a distance of 364.46 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING;

THENCE South 04 degrees 11 minutes 39 seconds East for a distance of 230.00 feet to a 1/2" iron pin set;

THENCE South 28 degrees 06 minutes 10 seconds West for a distance of 377.11 feet to a 1/2" iron pin set on the northeasterly right-of-way line of Georgia Railroad (a/v/a CSX Railroad, 200' r/w);

THENCE proceeding northwesterly along said northeasterly right-of-way line of Georgia Railroad North 23 degrees 31 minutes 13 seconds West for a distance of 1593.48 feet to a 1/2" iron pin set;

THENCE departing said northeasterly right-of-way line of Georgia Railroad North 38 degrees 48 minutes 12 seconds East for a distance of 41.49 feet to a 1/2" iron pin set on the southwesterly right-of-way line of Clark Street (20' public r/w, not open);

THENCE proceeding along said southwesterly right-of-way line of Clark Street the following courses and distances: South 50 degrees 30 minutes 07 seconds East for a distance of 120.75 feet to a 1/2" iron pin set;

THENCE South 51 degrees 33 minutes 51 seconds East for a distance of 110.58 feet to a 1/2" iron pin set;

THENCE South 49 degrees 16 minutes 57 seconds East for a distance of 59.32 feet to a 1/2" iron pin set;

THENCE North 40 degrees 43 minutes 03 seconds East for a distance of 20.00 feet to a 1/2" rebar with cap found;

THENCE departing said right-of-way line of Clark Street North 24 degrees 41 minutes 22 seconds East for a distance of 199.75 feet to a 1" open top pipe found;

THENCE North 24 degrees 28 minutes 18 seconds East for a distance of 156.13 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1" open top pipe found 1.84 feet northwest thereof;

THENCE South 48 degrees 38 minutes 07 seconds East for a distance of 99.49 feet to a 1/2" iron pin set;

THENCE North 23 degrees 33 minutes 37 seconds East for a distance of 397.60 feet to a 1/2" iron pin set on the southwesterly right-of-way line of Old Covington Road (50' and varies public r/w);

THENCE proceeding southeasterly along said southwesterly right-of-way line of Old Covington Road South 40 degrees 53 minutes 02 seconds East for a distance of 109.30 feet to a 1/2" iron pin set;

THENCE departing said southwesterly right-of-way line of Old Covington Road South 00 degrees 24 minutes 27 seconds East for a distance of 341.31 feet to a 1/2" rebar found;

THENCE South 06 degrees 42 minutes 01 seconds East for a distance of 295.57 feet to a 1" open top pipe found;

THENCE South 01 degrees 42 minutes 35 seconds East for a distance of 138.57 feet to a 1/4" rebar found;

THENCE South 04 degrees 11 minutes 39 seconds East for a distance of 530.09 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING.

Exhibit "B"
Site Plan

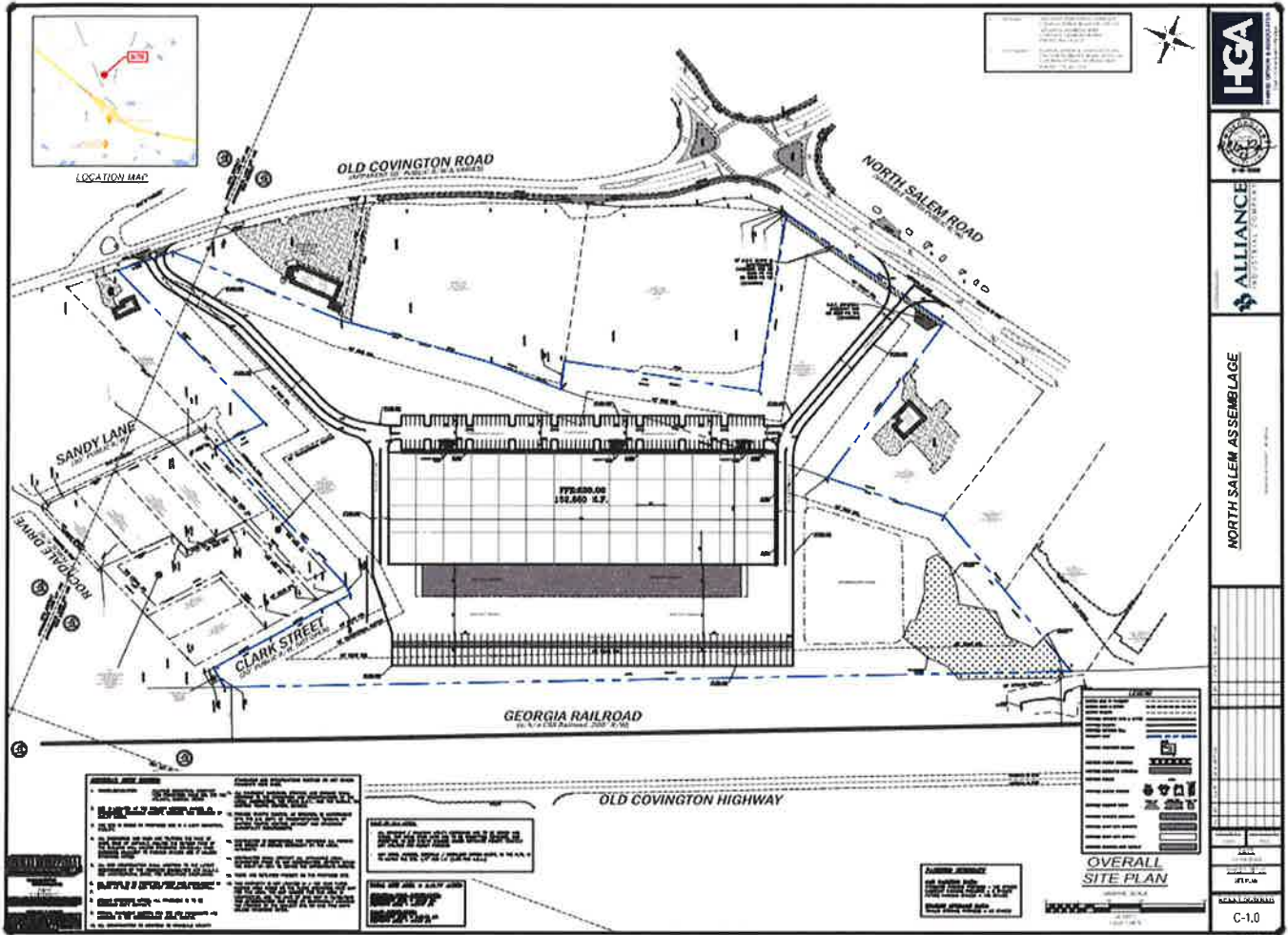


Exhibit "C"
Zoning Conditions

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the M-1 Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
2. No elevations or architectural renderings were provided with this submittal. Buildings shall be of a brick, stacked stone and/or glass finish on all sides. Final building shall be submitted for review by the Director of Planning and Development prior to land development disturbance approval.
3. Pursuant to the M-1 Zoning District, the development shall provide a buffer adjacent to all residentially zoned properties. Buffers shall be replanted where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
4. The applicant shall provide a ten-foot-wide landscape strip adjacent to all rights-of-way.
5. The applicant shall submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval of the Director of Planning and Development.
6. No plans for ground signage were provided with this application. Ground signage shall be limited to one monument-type sign and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
7. No window signage was provided with this application. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign walkers and sign-twirlers shall be prohibited.
9. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
10. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
11. Where infrastructure capacity is later deemed unavailable at the time of application submittal, the applicant shall appear before the Planning Commission (PC) prior to submittal of the Land Disturbance Permit (LDP) with proof of capacity.
12. Orient loading and service areas away from residential areas. Screen loading and service areas from public streets by an opaque buffer at least eight (8) feet in height. All utilities shall be placed underground.
13. Natural vegetation shall remain on the property until the issuance of a development permit.