

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 1952 OLD COVINGTON HWY FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO M-1 (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:

<b>REZONING CASE NO. 2023-07</b>	Rezone from R-1 (Single Family Residential District) to M-1 (Limited Industrial)		
<b>APPLICANT:</b>	Swords Construction c/o Carl Swords		
<b>PROPERTY OWNER:</b>	Carl Swords		
<b>LOCATION:</b>	1952 Old Covington Hwy		
<b>LAND LOT(S):</b>	237	<b>DISTRICT:</b>	16 <sup>TH</sup>
<b>TAX PARCEL NO.:</b>	0230020024	<b>TOTAL ACREAGE:</b>	1.7 acres

**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 said property as Light Industrial, which pursuant to Section 202-6 permits the M-1 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 1.7-acre property, more particularly described in the Legal Description attached hereto as Exhibit “A” depicted on the ALTA/NSPS Land Title Survey attached hereto as Exhibit “B” and as seen in the site plan attached hereto as Exhibit “C”.

**Section II**

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit “D”, which is hereby incorporated by this reference and applies to the 1.7-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.

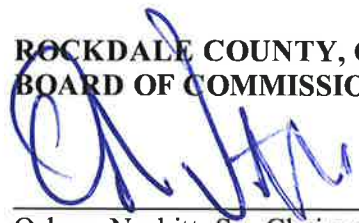
**Section IV**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

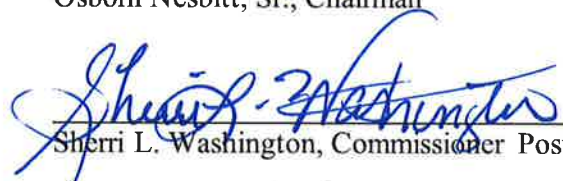
That this Ordinance shall become effective upon adoption.

This 12 day of September, 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, County Clerk

Approved as to Form:

By:   
M. Qader A. Baig, County Attorney

First Reading: 2/11/2023

Second Reading: 9/12/2023

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

Legal description, as found on property deed, containing the metes & bounds of the property, 1952 Old Covington Hwy Conyers, Ga 30012.

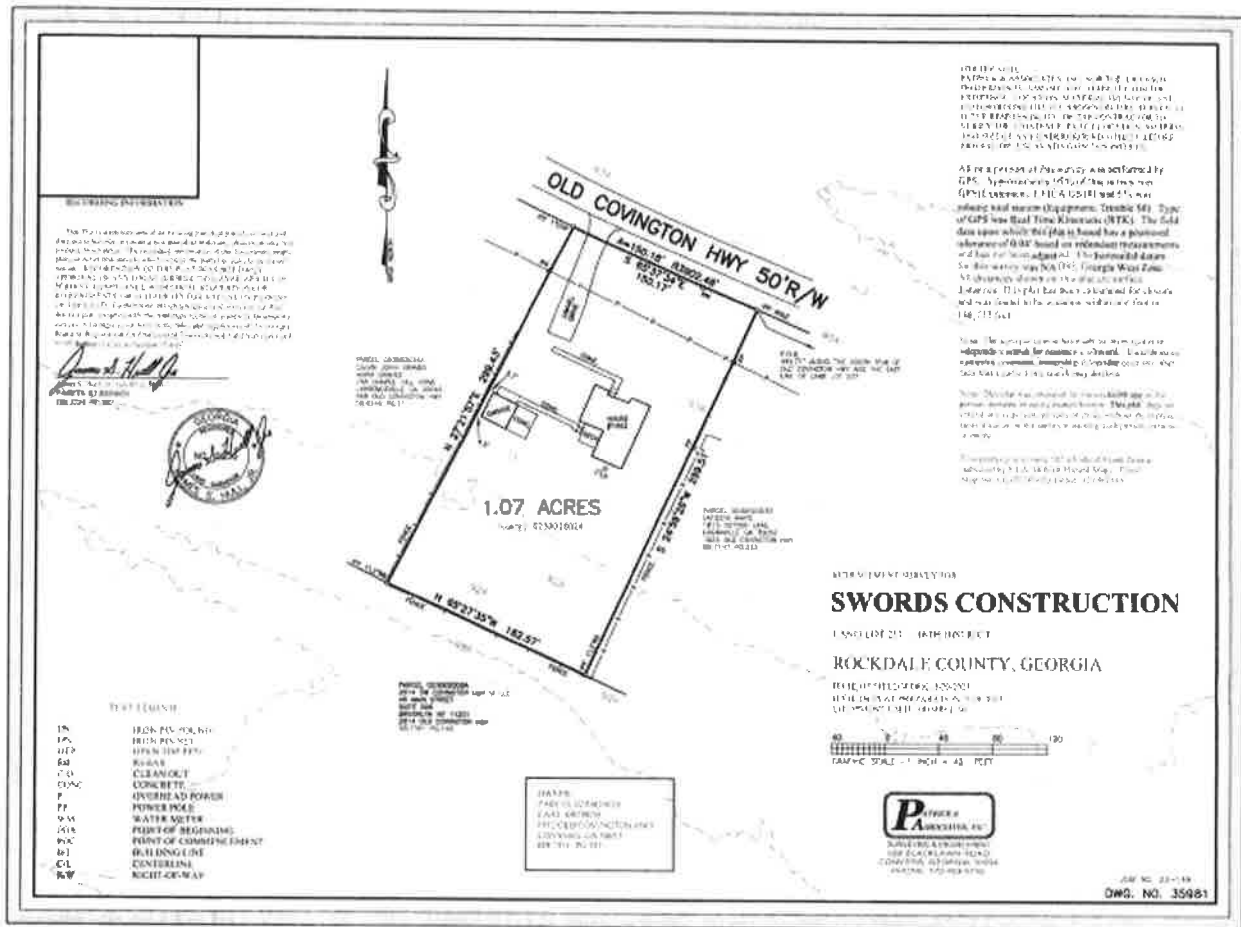
All that track and parcel of land lying and being in Land Lot 244 of the 16<sup>th</sup> District of Rockdale County, Georgia, and more fully described as follows:

Located on South side of State Highway No. 12 One Mile West of City of Conyers, Rockdale County, Georgia, and more particularly described as follows:

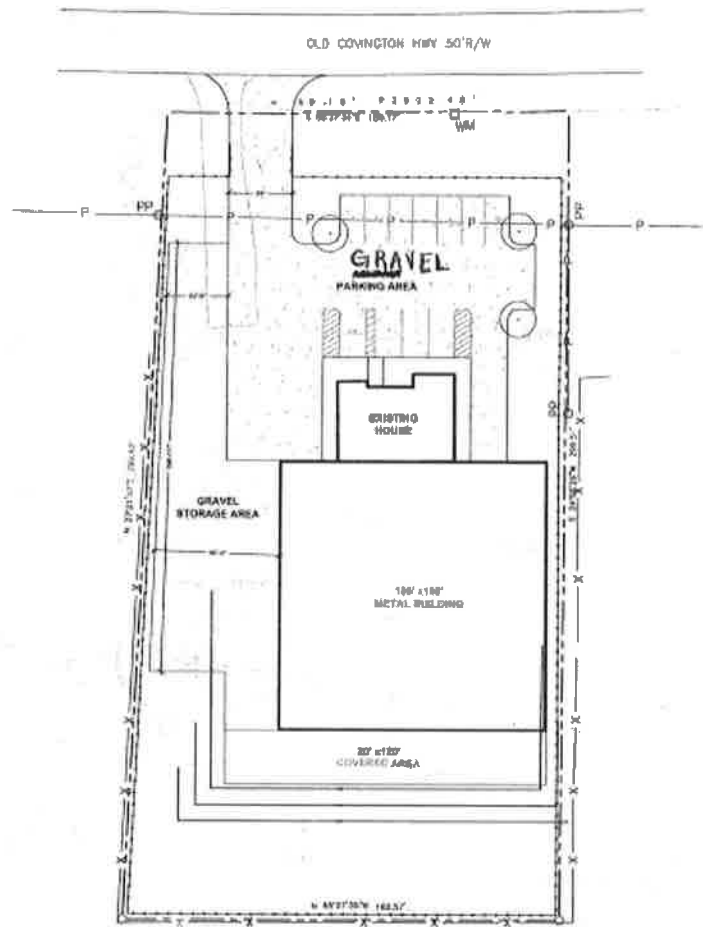
Being Lot 6 and the East one-half of Lot 7 of the W.E. Hardeman Estate Subdivision (made for Ralph Morris and W. Chester Smith) as shown by plat of J.A. Wells, Surveyor, as of September 10, 1947 and recorded in Plat Book A, page 13, Rockdale County, Georgia Records. The description of said property as contained on said plat is hereby incorporated herein and made an essential part hereof by reference. Said Lot and One-Half have a total frontage of 150 feet on said Highway with a depth of 300 feet, more or less.

**Exhibit "B"**

ALTA/NSPS Land Title Survey



**Exhibit "C"**  
**Proposed Site Plan**



**Exhibit D**

**Proposed Conditions:**

1. The site shall be developed in compliance with the M-1 (Limited Industrial) Zoning District, if adopted.
2. Natural vegetation shall remain on the property until the issuance of a development permit.
3. All vehicles, equipment, and machinery shall be parked or stored on paved surfaces, gravel, or approved pervious paving materials.
4. Parking areas shall be at least 25 feet from the right-of-way line.
5. **Driveway to be paved with asphalt 50 feet from the public right-of-way (Old Covington Hwy)**