

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR ELECTRICAL SUBSTATION AT 1726 AND 1830 FARMER RD NW, CONYERS, GA, 30012; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.**

WHEREAS, an application for a zoning decision, specifically Special Use Permit No. 2023-05, on certain property described below was filed with Rockdale County, Georgia, which involved the following:

<b>SPECIAL USE PERMIT CASE NO. 2023-05</b>	Authorize a special use permit for an Electrical Substation located at 1726 and 1830 Farmer Road NW.		
<b>APPLICANT:</b>	DC Blox, Inc		
<b>PROPERTY OWNER:</b>	The Estate of Michael G. McCrary; and Susan M. Henesy		
<b>LOCATION:</b>	1726 and 1830 Farmer NW, Conyers, GA 30012		
<b>LAND LOT(S):</b>	247	<b>DISTRICT:</b>	16 <sup>th</sup>
<b>TAX PARCEL NO.:</b>	0210010004 and 021001004A	<b>TOTAL ACREAGE:</b>	65.033

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, Special Use Permit 2023-05 for an Electrical Substation per zoning regulations listed under Section 218-1 Table of Permitted Uses is hereby granted on said property, more particularly described in the legal descriptions attached hereto as Exhibit "A" and shown on the rezoning exhibit 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" and applies to the 65.033-acre property. All permits issued pursuant to this Special Use Permit shall be in strict compliance with any and all 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 authorization of Special Use Permit 2023-05 on said property as 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 10<sup>th</sup> day of October, 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: 9/12/2023

Second Reading: 10/10/2023

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that tract of parcel of land lying and being in Land Lot 246 of the 16th District, Rockdale County, Georgia, and being more particularly described as follows: To find THE TRUE POINT OF BEGINNING, begin at the intersection of the northeasterly right-of-way of Lester Road and the northwesterly right-of-way of Farmers Road, said point being THE TRUE POINT OF BEGINNING;

THENCE North 67 degrees 04 minutes 43 seconds West a distance of 297.88 feet along said right-of-way of Lester Road to a point; THENCE North 65 degrees 06 minutes 29 seconds West a distance of 192.03 feet to a point;

THENCE North 63 degrees 47 minutes 47 seconds West a distance of 170.87 feet to a point;

THENCE North 59 degrees 18 minutes 14 seconds West a distance of 211.18 feet to a point;

THENCE North 00 degrees 42 minutes 53 seconds West a distance of 741.24 feet leaving said right-ofway to a point;

THENCE North 01 degrees 23 minutes 23 seconds East a distance of 1180.70 feet to a point;

THENCE South 89 degrees 58 minutes 34 seconds East a distance of 142.81 feet to a point;

THENCE South 88 degrees 27 minutes 32 seconds East a distance of 930.43 feet to a point;

THENCE South 04 degrees 29 minutes 51 seconds East a distance of 235.53 feet to a point;

THENCE South 03 degrees 52 minutes 54 seconds East a distance of 141.70 feet to a point;

THENCE South 01 degrees 54 minutes 30 seconds East a distance of 308.32 feet to a point;

THENCE South 88 degrees 25 minutes 20 seconds East a distance of 178.27 feet to a point;

THENCE South 88 degrees 26 minutes 57 seconds East a distance of 288.43 feet to a point;

THENCE South 77 degrees 06 minutes 33 seconds East a distance of 119.32 feet to a point located on the northwesterly right-of-way of Farmer Road;

THENCE South 21 degrees 45 minutes 17 seconds West a distance of 40.07 feet along said right-of-way to a point;

THENCE South 18 degrees 26 minutes 38 seconds West a distance of 44.22 feet to a point;

THENCE South 22 degrees 02 minutes 52 seconds West a distance of 134.09 feet to a point;

THENCE South 19 degrees 20 minutes 19 seconds West a distance of 510.54 feet to a point;

THENCE South 23 degrees 38 minutes 36 seconds West a distance of 157.82 feet to a point;

THENCE South 26 degrees 36 minutes 18 seconds West a distance of 226.07 feet to a point;

THENCE South 27 degrees 31 minutes 13 seconds West a distance of 102.71 feet to a point;

THENCE South 31 degrees 35 minutes 45 seconds West a distance of 85.45 feet to a point;

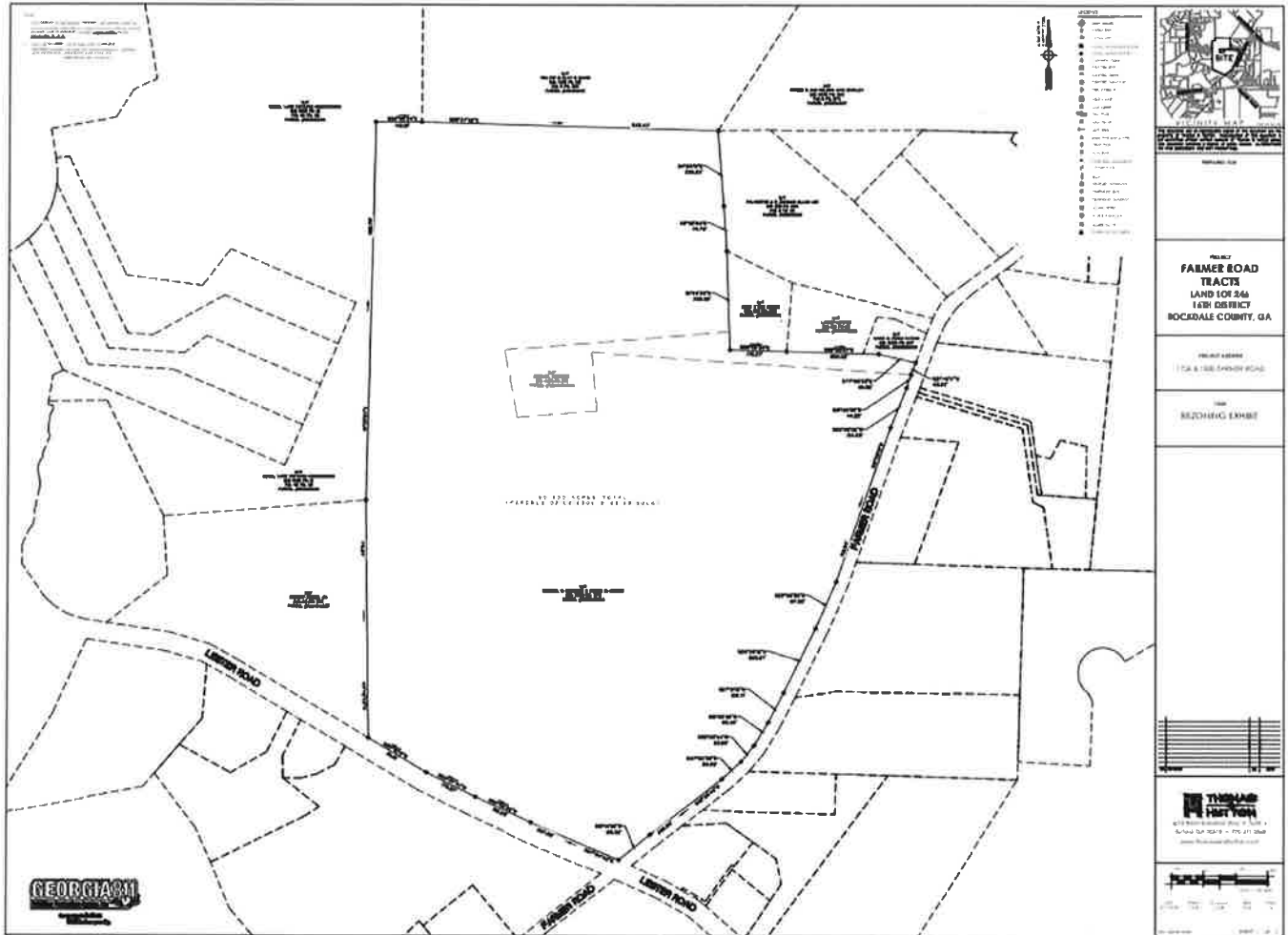
THENCE South 38 degrees 53 minutes 44 seconds West a distance of 63.85 feet to a point;

THENCE South 47 degrees 52 minutes 30 seconds West a distance of 80.99 feet to a point;

THENCE South 52 degrees 26 minutes 43 seconds West a distance of 285.50 feet to a point;

THENCE South 51 degrees 14 minutes 22 seconds West a distance of 126.32 feet to a point, said point being  
THE TRUE POINT OF BEGINNING.

**EXHIBIT "B"**



**EXHIBIT "C"**

**Zoning Conditions**

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the O-I 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 elevations shall be submitted for review by the Director of Planning and Development prior to land development disturbance approval.
3. As indicated on the site plan, the development shall provide a 75-foot-wide natural undisturbed 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. Deceleration lanes shall be required for each driveway connection.
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 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.
8. 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.
9. 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.
10. All utilities shall be placed underground.
11. Natural vegetation shall remain on the property until the issuance of a development permit.