

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2470 FLAT SHOALS ROAD SE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) 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:

REZONING CASE NO. 2023-11	Rezone 1 acre from R-1 (Single-Family Residential) to M-1 (Limited Industrial) to allow for the expansion of an existing tree service business that is located on an adjacent parcel to the east of the subject property		
APPLICANT:	John Andrew Nix		
PROPERTY OWNER:	Perry Rentals, LLC.		
LOCATION:	2470 Flat Shoals Road SE, Conyers, GA 30013		
LAND LOT(S):	233	DISTRICT:	10 th
TAX PARCEL NO.:	0930020028		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings 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 Technology Park.

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 amended to rezone the 1-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from R-1 (Single-Family Residential) to M-1 (Limited Industrial).

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” and applies to the 1-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.

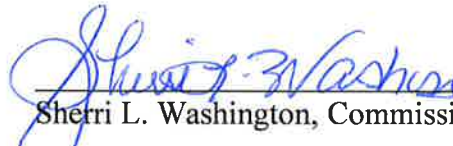
That this Ordinance shall become effective upon adoption.

This 14th day of November, 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: 10-10-2023

Second Reading: 11-14-2023

EXHIBIT "A"
LEGAL DESCRIPTION
(COPIED FROM WARRANTY DEED DATED 06/05/2014)

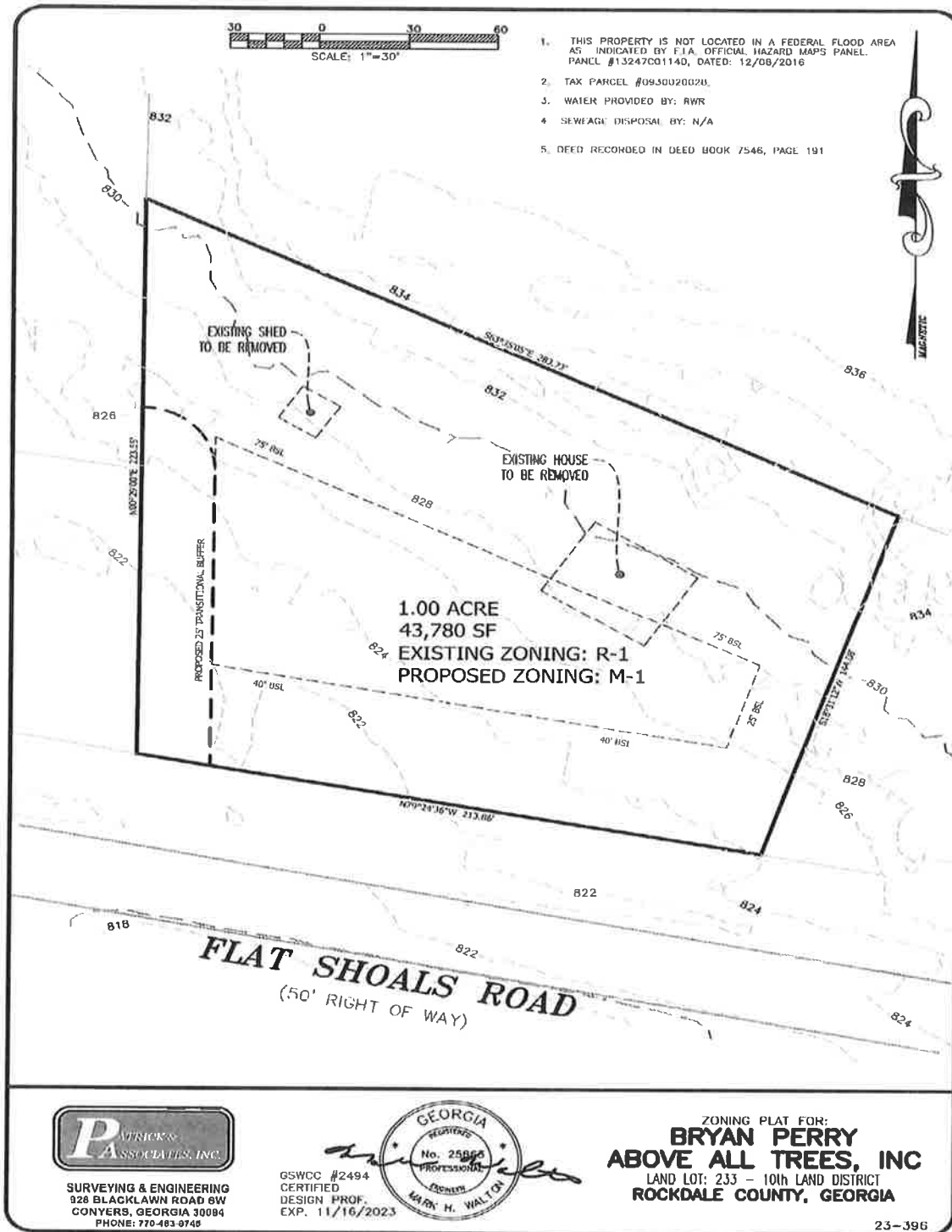
ALL THAT TRACT or parcel of land lying and being in Land Lot 233 of the 10th Land District of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin corner on the North right of way of Flat Shoals Road (40' foot right of way), said point being located 93.50 feet East from that point where the North right of way of Flat Shoals Road intersects the centerline of Fieldstone Drive; thence North 00°29'00" East 223.55 feet to an iron pin corner; thence South 63°35'05" East 283.73 feet to an iron pin corner; thence South 18°31'12" West 144.08 feet to a corner on the North right of way of Flat Shoals Road; thence North 79°24'36" West along the North right of way of Flat Shoals Road 213.86 feet to corner and point of beginning.

Said property being known as 2470 SE, Flat Shoals Road, Conyers Georgia in accordance with the present system of numbering properties in Rockdale County, Georgia.

This being that same property as described in that Warranty Deed from Robert F. Carruth to Rebecca B. Rowe dated January 3, 2003 and recorded at Deed Book 2575, page(s) 91, Public Records of Rockdale County, Georgia.

EXHIBIT "B" SURVEY PLAT



PATRICK'S ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD 6W
 CONYERS, GEORGIA 30084
 PHONE: 770-483-9749

GEORGIA
 REGISTERED
 No. 25894
 PROFESSIONAL
 ENGINEER
 MARK H. WALTON

GSWCC #2494
 CERTIFIED
 DESIGN PROF.
 EXP. 11/16/2023

Exhibit "C"

Planning and Development Staff Recommendations

Staff recommends Approval with Conditions of the request to rezone from R-1 (Single-Family Residential District) to M-1 (Limited Industrial District) with the following recommended Conditions:

1. The site shall be developed in compliance with the M-1 (Limited Industrial) Zoning District, if adopted.
2. The applicant shall provide a Traffic Impact Study with the Preliminary Plat. Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (LDP). Additionally, as determined by Rockdale County Department of Transportation, a new study may be required for the development. Any recommendations for improvements from any new studies shall be required to be shown on the LDP.
3. Provide five-foot-wide sidewalk, curb, and gutter along the Flat Shoals Road SE Right-of-Way.
4. The 25-foot-wide side setback shall be landscaped to provide year-round vegetative screen.
5. A 6-foot-high privacy fence shall be installed adjacent to property lines abutting residentially zoned properties and adjacent to Flat Shoals Road SE.
6. All vehicles, equipment, and machinery shall be parked or stored on paved surfaces, gravel, or approved pervious paving materials.
7. Parking areas shall be at least 25 feet from the right-of-way line.