

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR OUTDOOR RECREATION FACILITY (WEDDING VENUE) AT 2200 SMYRNA RD SW, CONYERS, GA, 30094; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS an application for a zoning decision, specifically Special Use Permit No. 2024-01, on certain property described below was filed with Rockdale County, Georgia, which involved the following:

SPECIAL USE PERMIT CASE NO. 2024-01	Authorize a special use permit for an Outdoor Recreation Facility (Wedding Venue) located at 2200 Smyrna RD SW.		
APPLICANT:	Sunny Mullins		
PROPERTY OWNER:	Wilkins Sunny Y		
LOCATION:	2200 Smyrna Rd SW, Conyers, GA 30094		
LAND LOT(S):	238	DISTRICT:	11 th
TAX PARCEL NO.:	0280010088	TOTAL ACREAGE:	6.0

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 2024-01 for Outdoor Recreation Facility 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 site plan 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 and attached hereto as Exhibit "C" and applies to the 6.0-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 2024-01 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 12 day of March, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

Opposed

Osborn Nesbitt, Sr., Chairman

Sherri L. Washington
Sherri L. Washington, Commissioner Post I

Doreen Williams
Dr. Doreen Williams, Commissioner Post II

Attest:

By: Jennifer Rutledge
Jennifer Rutledge, County Clerk

Approved as to Form:

By: M. Qader A. Baig
M. Qader A. Baig, County Attorney

First Reading: 01/24/2024

Second Reading: 3/12/2024

EXHIBIT "A"

Legal Description of 2200 Smyrna Rd SW, Conyers, GA. 30094

All that tract or parcel of land lying and being in Land lot 238 of the 11th District of Rockdale County, Georgia, containing 6.00 acres, and being Tract 1 of Cline Land Company, Inc. Subdivision, as shown on plat recorded in Plat Book R, Page 187, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

EXHIBIT "B"

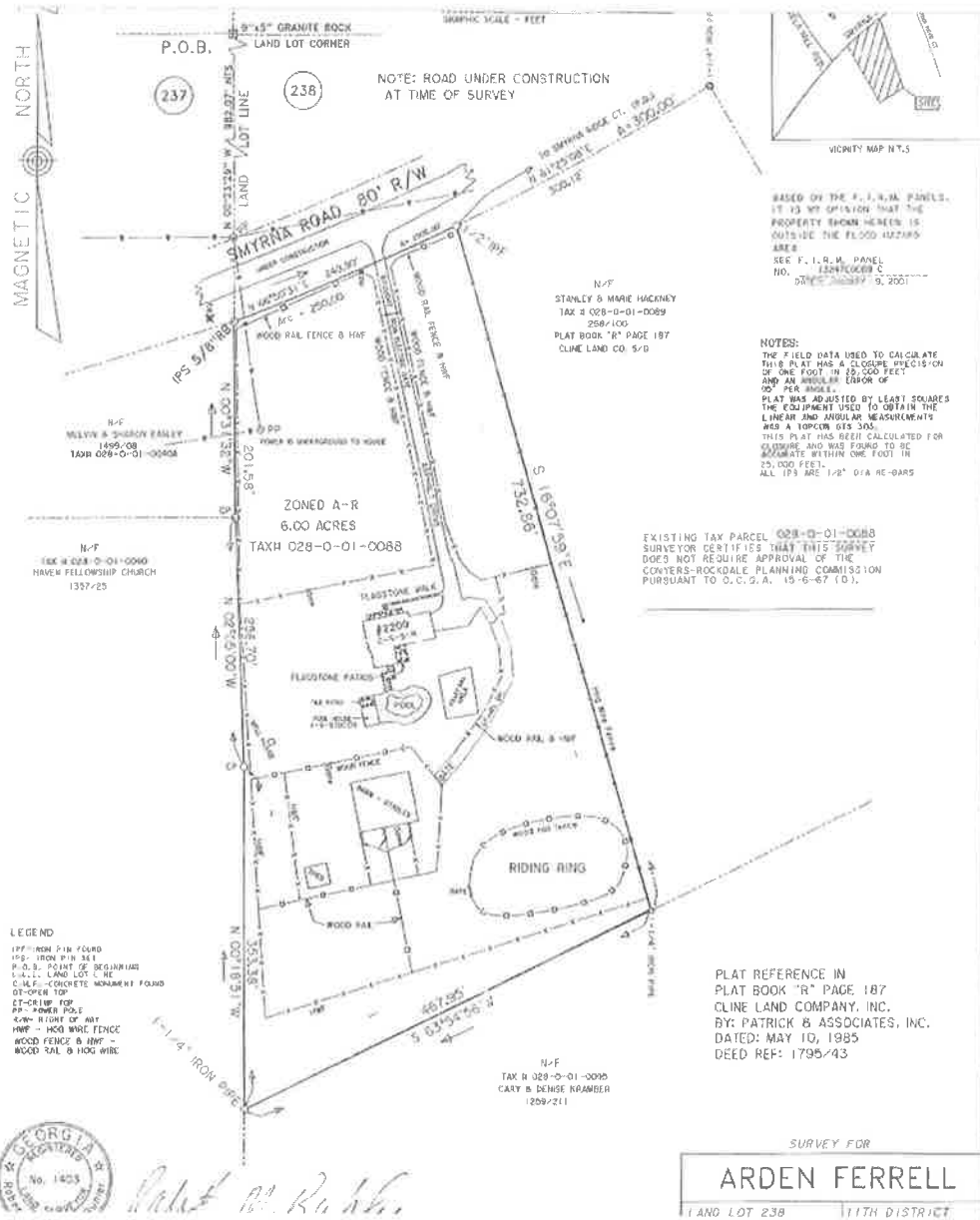


Exhibit "C"

The Department of Planning and Development recommends Approval with Conditions for a special use permit to allow an outdoor recreational facility supporting weddings and similar events with the following conditions.

1. The facility shall abide by all required standards as established by the Unified Development Ordinance for the A-R zoning District.
2. The facility shall accommodate no more than 200 guests at a time.
3. The site and related activities must adhere to the standards of use and development per Sec. 218-13 (xx).
4. Side and rear property lines shall include a 50 feet landscaped buffer that shall be continuous except for penetrations necessary to allow driveways and/or utility lines that are placed perpendicular to property lines.
5. Outdoor activities shall be limited to the hours of 10am to 10 pm.
6. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
7. Prior to the start of operations, the applicant shall obtain any necessary permits to bring the existing barn and property up to code for the intended occupancy.