

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2599 STANTON RD SE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO AR (AGRICULTURAL RESIDENTIAL); 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. 2024-01	Rezone 5.65 acres from R-1 (Single-Family Residential) to AR (Agricultural Residential) to allow for the operation of Bed and Breakfast.		
APPLICANT:	Herman Adams		
PROPERTY OWNER:	Adams Herman & Adams Robyn		
LOCATION:	2599 Stanton Rd SE, Conyers, GA 30094		
LAND LOT(S):	208	DISTRICT:	10 th
TAX PARCEL NO.:	046A01096E		

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 Medium Density Residential.

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 5.65-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 AR (Agricultural Residential).

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 5.65-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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 March, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman




Sherri L. Washington, Commissioner Post I

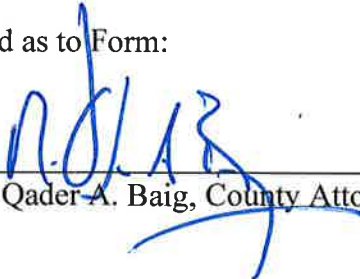


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to Form:

By: 
M. Qader A. Baig, County Attorney

First Reading: 11/24/2024

Ordinance No. Ho-2024-03
REZ Case No. 2024-01

Second Reading: 3/17/2024

EXHIBIT "A"
LEGAL DESCRIPTION
Copy From Warrant Deed

M1235
-B222

Exhibit "A" **BOOK 1235 PAGE 222**

ALL that tract or parcel of land lying and being in Land Lot 208 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southwesterly side of the 80-foot right-of-way of Stanton Road, 2,241.15 feet northerly, as measured along the southwesterly side of the right-of-way of Stanton Road, from the point of intersection of the southwesterly side of Stanton Road with the northerly side of Potts Road; thence south 85 degrees 38 minutes 19 seconds east 817.12 feet to an iron pin found; thence north 89 degrees 18 minutes 10 seconds west 216.26 feet to an iron pin found; thence north 00 degrees 24 minutes 39 seconds east 235.90 feet to an iron pin found; thence north 89 degrees 51 minutes 37 seconds east 895.63 feet to an iron pin found on the southwesterly side of the right-of-way of Stanton Road; thence south 24 degrees 16 minutes 37 seconds east along the southwesterly side of the right-of-way of Stanton Road 235 feet to the iron pin found at the POINT OF BEGINNING; being a tract of land containing 5.00 acres, according to survey for Otto K. Mertula, prepared by R. C. Pace, Registered Land Surveyor No. 1359, dated October 24, 1977, recorded in Deed Book 175, Page 755, Rockdale County, Georgia records, reference thereto hereby made for the purpose of incorporating the same as a part herein.

and

ALL that tract or parcel of land lying and being in Land Lot 209 of the 10th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Land Lot 208 (north line of Land Lot 208) of said district and county with the southwesterly side of the 80-foot right-of-way of Stanton Road, (said point also being 2,139.57 feet northwesterly, as measured along the southwesterly side of the right-of-way of Stanton Road; from the point of intersection of the southwesterly side of Stanton Road with the northerly side of the right-of-way of Potts Road; thence north 89 degrees 43 minutes 32 seconds west along said land lot line 862.49 feet to a point; thence north 85 degrees 38 minutes 19 seconds east 817.12 feet to a point located on the southwesterly side of Stanton Road; thence south 35 degrees 47 minutes 43 seconds east along the southwesterly side of Stanton Road 81.58 feet to the POINT OF BEGINNING; being a tract of land containing .652 acres according to survey for Mark Allen Baxter and Starlyn Marie Baxter, prepared by Robert C. Pace, Registered Land Surveyor No. 1359, dated November 20, 1984, and recorded in Plat Book R, Page 102, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof for a more particular and complete description.

EXHIBIT "B"
SURVEY PLAT

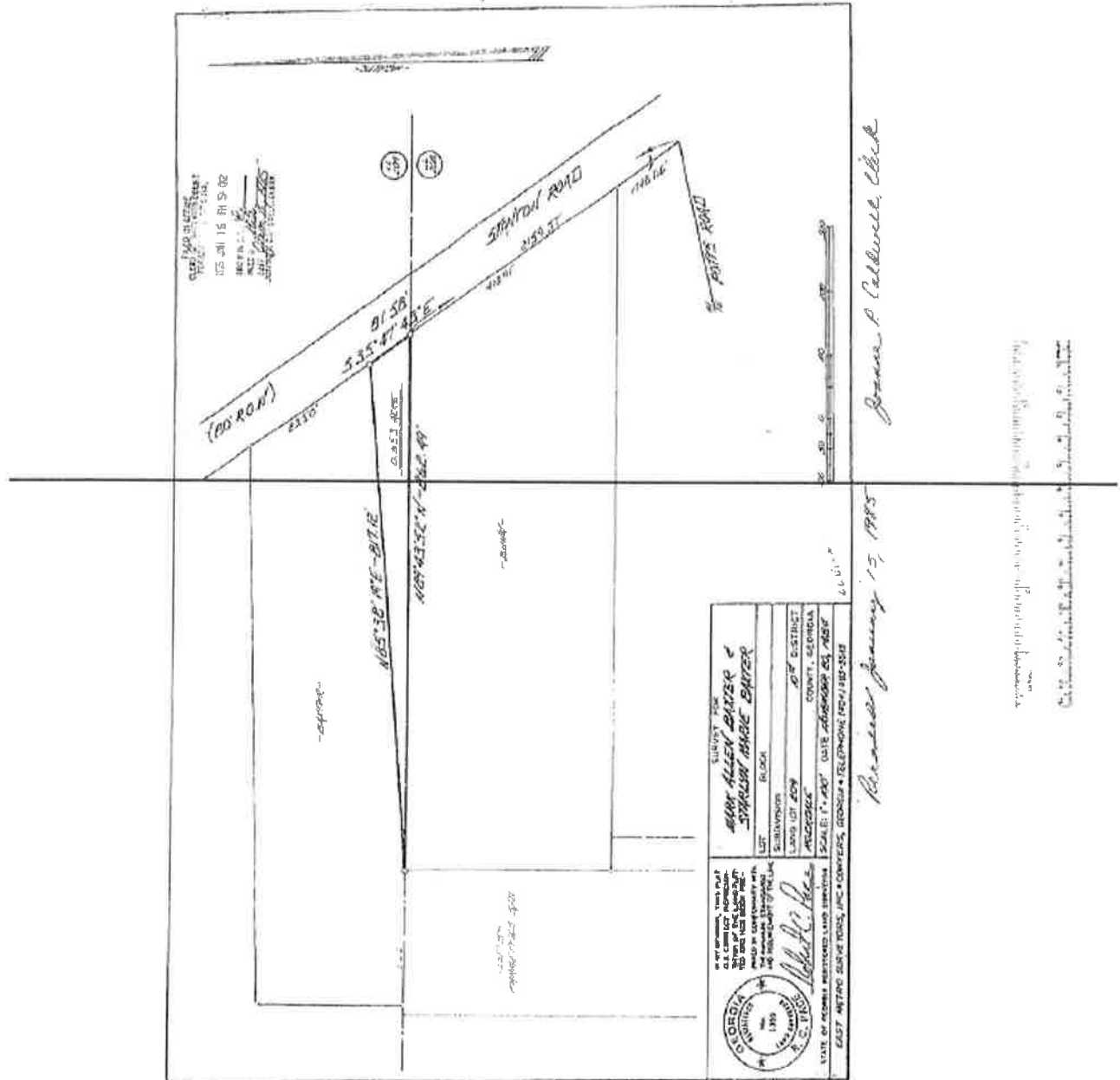


Exhibit “C

Staff recommends Approval with Conditions of the request to rezone from R-1 (Single-Family Residential) to AR (Agricultural Residential) with the following conditions:

1. The Bed and Breakfast activities must adhere to the standards of use and development per Sec. 218-13 (h).
2. Livestock and related enclosures must adhere to the standards of use and development per Sec. 218-13 (oo).
3. The Bed and Breakfast may accommodate no more than ten guests at a time.
4. Any proposed signage associated with the Bed and Breakfast shall be submitted to the Department of Planning and Development for review and approval.