

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2000 PARKER RD FROM C-1 (LOCAL COMMERCIAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT; 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. 2024-11	Rezone 1.327 acres from C-1 (Local Commercial) District to C-2 (General Commercial) District for a Car Wash		
APPLICANT:	Danny K Herrmann		
PROPERTY OWNER:	Nick Smith		
LOCATION:	2000 Parker Road		
LAND LOT(S):	242	DISTRICT:	10 th
TAX PARCEL NO.:	075001031A		

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 Commercial.

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 1.327-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from C-1 (Local Commercial) to C-2 (General Commercial).

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning in Exhibit “C”, and applies to the 1.327-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.

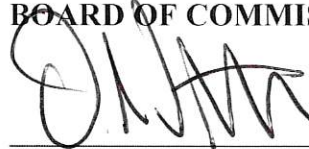
Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

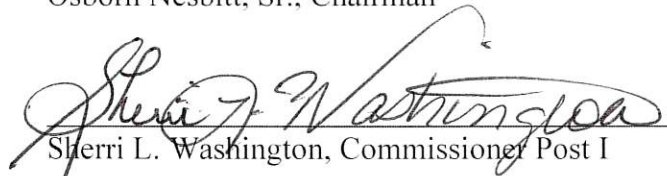
That this Ordinance shall become effective upon adoption.

This 23rd day of July, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman




Sherri L. Washington, Commissioner Post I

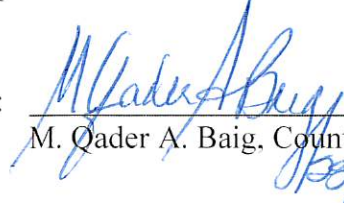


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to Form:

By: 
M. Qader A. Baig, County Attorney

First Reading: May 28, 2024

Second Reading: 7/23/2024

EXHIBIT "A"
LEGAL DESCRIPTION

"TYPE: COMMERCIAL TRACT"
PLAT IDENTIFIER: TRACT 1 TO BE ZONED C2

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 242, Land District 10, Rockdale County, Georgia State Plane West Zone, State of Georgia, being shown on a Survey for "Herrmann Properties, LLC", prepared by Garrett Land Surveying, LLC, dated 03/25/2024 and more particularly described as follows;

Beginning at an Iron Pin Set at the intersection of the eastern property line of current Rockdale County tax parcel 075001031A and the northern right of way margin of Parker Road SE Extension, said point having the following coordinates; 1,323,458.22, 2,341,075.59;
thence along said northern right of way margin the following calls,
N 84°04'28"W, 40.38 Feet,
thence N 51°35'36" W 56.11 Feet,
to a point of curve to the right having a radius of 656.99 Feet and being subtended by a chord of N 55°21'55" W, 93.81 Feet;
to a point of curve to the right having a radius of 485.50 Feet and being subtended by a chord of N 50°38'14" W, 77.36 Feet;
to a point of curve to the right having a radius of 650.29 Feet and being subtended by a chord of N 39°09'58" W, 97.44 Feet;
thence N 29°00'05" W, 35.55 Feet,
thence leaving said right-of-way margin N 60°59'55" E, 71.22 Feet,
thence S 88°33'21" E, 92.54 Feet,
thence N 61°26'39" E, 31.00 Feet,
thence S 88°33'21" E, 125.44 Feet to a point on the eastern property line of Rockdale Parcel 075001031A,
thence S 01°32'07" W, 92.90 Feet to a 1" spike;
thence S 01°26'39" W, 199.10 Feet, to the POINT OF BEGINNING;

Said Tract containing 57,832 Square Feet, (1.327 Acres);

EXHIBIT "B" SURVEY PLAT

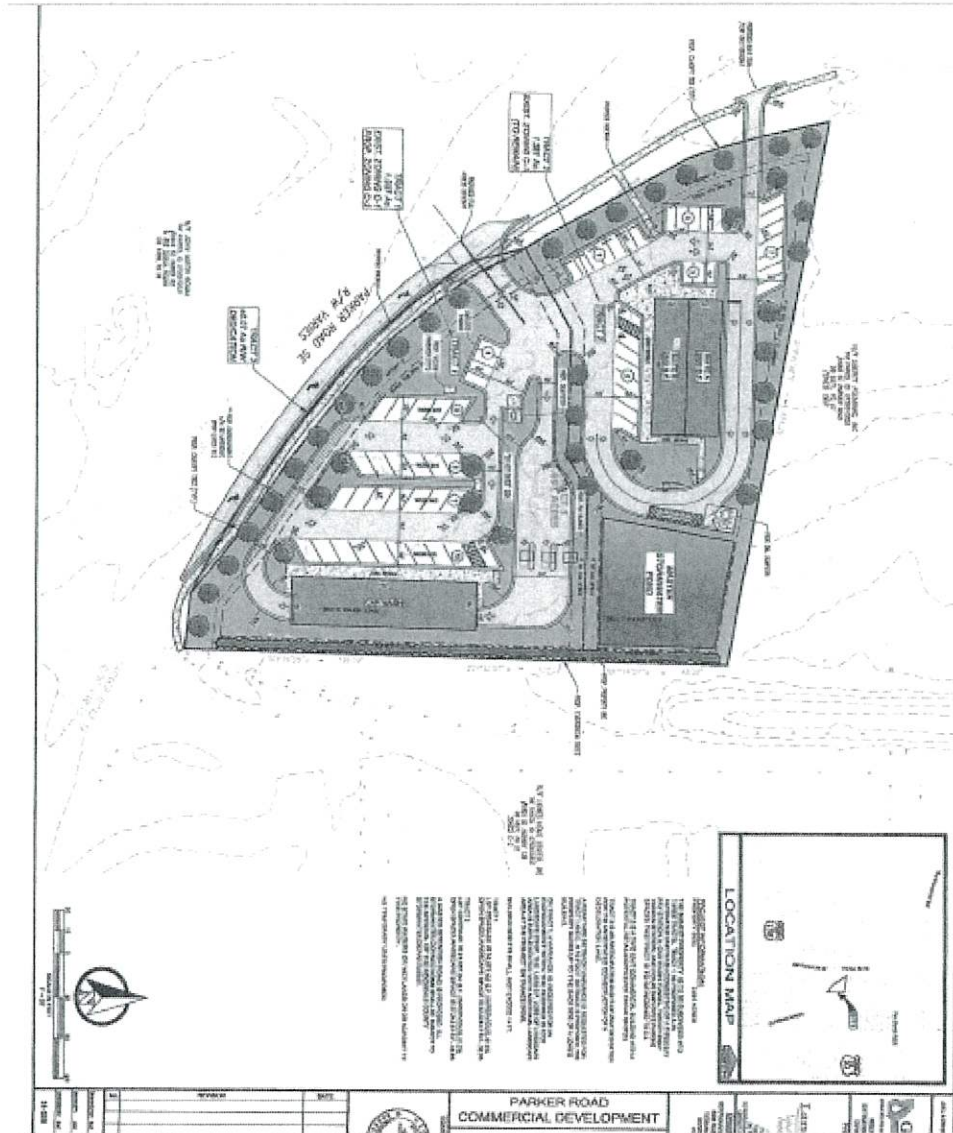


EXHIBIT "C"

Conditions

1. The proposed development must comply with all Rockdale County Land Disturbance requirements.
2. The proposed development must comply with all Rockdale County Standard Design and Construction Details.
3. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the C-2 (General Commercial) Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. Should the rezoning application be approved, a subdivision application must be submitted to the Department of Planning and Development to separate Tract 1 (to be rezoned to C-2) and Tract 2 (to remain C-1).
5. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m.
6. The developer shall provide a lighting plan for the site. 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.
7. No outdoor loudspeakers or sound amplification systems shall be permitted.
8. No storage or repair of vehicles shall be allowed within the car washing facility.
9. The car washing facility must utilize a recycling system where a minimum of 50 percent of water utilized must be recycled.
10. The applicant shall provide a 20-foot-wide landscape strip adjacent to the Parker Road SE right-of-way. Trees may be planted in groups rather than a single line.
11. Vacuum stations and all mechanical equipment, including compressor units on or around the building, shall be screened from view of exterior roadways. Screening design shall be subject to review and approval of the Department of Planning and Development.
12. The existing five-foot-wide concrete sidewalk shall remain adjacent to Parker Road SE right-of-way. Should the existing sidewalk be removed during land development, a new sidewalk shall be constructed in accordance with Sec. 332-9 of the Unified Development Ordinance.
13. No plans for ground signage were provided with this application. Proposed signage shall abide by the sign regulations found in Sec. 230-20 of the Unified Development Ordinance.
14. No temporary tents, temporary canopies, temporary banners, temporary streamers or temporary roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or stung on site, except within 60 days of the grand opening and during special events which shall occur no more than twice per calendar year and last no longer than seven days each.
15. All utilities shall be placed underground.
16. Natural vegetation shall remain on the property until the issuance of a development permit.
17. All grassed areas shall be sodded.