

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1900 SE DOGWOOD DRIVE FROM RM (RESIDENTIAL MULTIFAMILY) 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:

<b>REZONING CASE NO.</b>	Rezone 8.65 acres from RM (Residential Multifamily) District to M-1 (Limited Industrial) District for warehouse/light industrial.		
<b>APPLICANT:</b>	John Andrew Nix		
<b>PROPERTY OWNER:</b>	Sinyard Investments		
<b>LOCATION:</b>	1900 SE Dogwood Drive		
<b>LAND LOT(S):</b>	246 & 247	<b>DISTRICT:</b>	10 <sup>th</sup>
<b>TAX PARCEL NO.:</b>	0740040002		

**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 Industrial.

**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 8.65-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from RM (Residential Multifamily) 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 in Exhibit “C”, and applies to the 8.65-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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

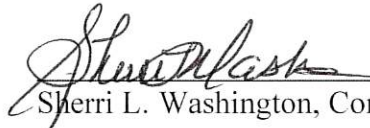
That this Ordinance shall become effective upon adoption.

This 13 day of August, 2024.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman




Sherri L. Washington, Commissioner Post I

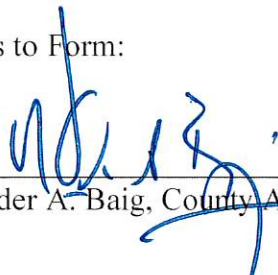


Dr. Doreen Williams, Commissioner Post II

Attest:

By:   
Jennifer Rutledge, County Clerk

Approved as to Form:

By:   
M. Qader A. Baig, County Attorney

First Reading: 6/25/2024

Second Reading: 8/13/2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

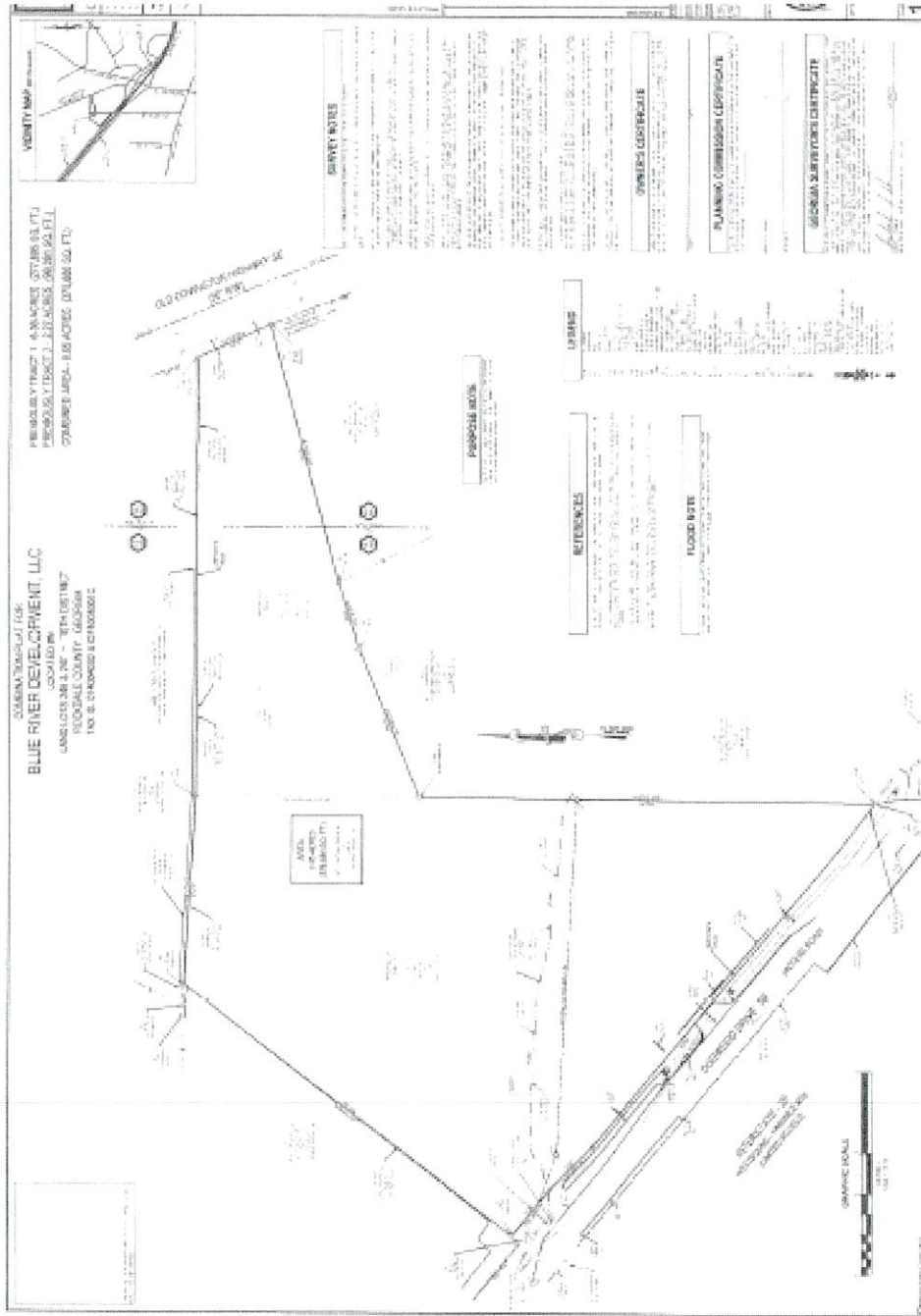
**LEGAL DESCRIPTION**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN** land lots 246 & 247 of the 10th District of Rockdale County, Georgia, containing **8.65 acres (376,886 sq. ft.)** and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at a point where the southwest right-of-way of Old Covington Highway SE (50' R/W) intersects the northwest right-of-way of Salem Road (80' R/W), thence proceed northwesterly along the southwest right-of-way of Old Covington Highway SE, a distance of 1,506.53 feet to a point (1/2" rebar) and said point being the **TRUE POINT OF BEGINNING**.

From said point and leaving said right-of-way, proceed  $S75^{\circ}05'14''W$ , a distance of 329.52 feet to a point (1/2" rebar found); thence  $S72^{\circ}55'33''W$ , a distance of 82.53 feet to a point (1/2" rebar set); thence  $S67^{\circ}46'52''W$ , a distance of 198.45 feet to a point (1/2" rebar set); thence  $S00^{\circ}23'28''W$ , a distance of 564.83 feet to a point (1/2" rebar set), said point being on the northeast right-of-way of Dogwood Drive SE (access road); thence proceed along said right-of-way,  $N50^{\circ}41'02''W$ , a distance of 550.56 feet to a point; thence  $N45^{\circ}05'57''W$ , a distance of 72.97 feet to a point; thence  $N50^{\circ}39'05''W$ , a distance of 75.51 feet to a point (1/2" rebar set); thence, leaving said right-of-way, proceed  $N37^{\circ}09'48''E$ , a distance of 510.50 feet to a point (1/2" rebar found); thence proceed  $S86^{\circ}27'55''E$ , a distance of 232.55 feet to a point (axle found); thence  $S89^{\circ}51'17''E$ , a distance of 540.00 feet to a point (1/2" rebar set), said point being on the southwest right-of-way of Old Covington Highway SE; thence proceed along said right-of-way,  $S24^{\circ}04'58''E$ , a distance of 99.07 feet to a point (1/2" rebar found) and the **TRUE POINT OF BEGINNING**.

### 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 M-1 (Limited Industrial) Zoning District, unless through approval of a variance by the Board of Adjustments.
4. A 75-foot-wide transitional buffer shall be provided adjacent to RM (Residential Multifamily) zoned property, unless through approval of a variance by the Board of Adjustments.
5. All utilities shall be placed underground.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. All grassed areas shall be sodded or permanently stabilized in accordance with Georgia Soil and Water Conservation Commission.