

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1975 AND 1985 NW SIGMAN ROAD; 1980, 1736, 1670, 1726 AND 1716 NW LESTER ROAD; AND 1634, 1632 AND 1630 NW FARMER ROAD FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO O-I (OFFICE-INSTITUTIONAL); 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. 2024-07	Rezone 52.78 acres from R-1 (Single-Family Residential District) to O-I (Office-Institutional District) for a data center.		
APPLICANT:	SDP Acquisitions, LLC		
PROPERTY OWNER:	Lisa Holtzclaw Pippin, Charles and Donna Martin, and Trenton Lee Pippin.		
LOCATION:	1975 and 1985 NW Sigman Road; 1980, 1736, 1670, 1726 and 1716 NW Lester Road; and 1634, 1632 and 1630 NW Farmer Road.		
LAND LOT(S):	235 and 246	DISTRICT:	16 th
TAX PARCEL NO.:	0210010059, 021001003A, 0210010060, 021001003H, 0210010063, 021001003G, 021001003F, 021001003C, 0210010003, 021001003B		

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 High 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 52.78-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 O-I (Office-Institutional).

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” which is hereby incorporated by this reference, and applies to the 52.78-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.

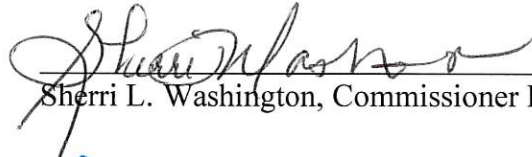
That this Ordinance shall become effective upon adoption.

This 10th day of September, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman



Sherri L. Washington, Commissioner Post I



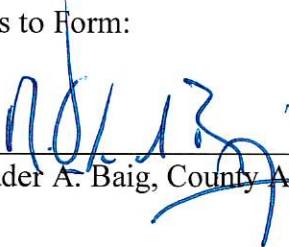
Dr. Doreen Williams, Commissioner Post II

Attest:



By: _____
Jennifer Rutledge, County Clerk

Approved as to Form:



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

First Reading: 7/23/24

Second Reading: 9/10/24

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION - PARCEL A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 235 and 246, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Westerly Right-of-Way of Farmer Road NW South 51 degrees 12 minutes 12 seconds West, a distance of 333.86 feet to an iron pin found (1/2" rebar); Thence South 50 degrees 45 minutes 00 seconds West, a distance of 86.29 feet to a point; Thence South 50 degrees 13 minutes 00 seconds West, a distance of 113.48 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 50 degrees 14 minutes 22 seconds West, a distance of 71.31 feet to a point; Thence South 47 degrees 00 minutes 45 seconds West, a distance of 128.82 feet to a MAG nail found; Thence South 45 degrees 08 minutes 36 seconds West, a distance of 15.43 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 45 degrees 08 minutes 36 seconds West, a distance of 187.95 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, continuing along said Right-of-Way South 41 degrees 20 minutes 37 seconds East, a distance of 2.65 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 34 degrees 11 minutes 31 seconds West, a distance of 94.89 feet to a concrete monument found; Thence along a curve to the left, an arc length of 127.83, having a radius of 301.56 feet, and being subtended by a chord bearing of South 14 degrees 38 minutes 36 seconds West, a chord distance of 126.87 feet to a concrete monument found at the mitered intersection of the Westerly Right-of-Way of Farmer Road NW and the Northerly Right-of-Way of Sigman Road (100' Right-of-Way); Thence leaving said mitered intersection and continue along the Northerly Right-of-Way of Sigman Road South 61 degrees 37 minutes 44 seconds West, a distance of 79.85 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence North 87 degrees 34 minutes 07 seconds West, a distance of 176.27 feet to a concrete monument found; Thence leaving said Right-of-Way North 88 degrees 04 minutes 22 seconds West, a distance of 172.01 feet to an iron pin found (1/2" rebar); Thence North 47 degrees 50 minutes 00 seconds West, a distance of 297.10 feet to a point; Thence North 57 degrees 27 minutes 26 seconds West, a distance of 171.00 feet to a point; Thence South 81 degrees 36 minutes 41 seconds West, a distance of 367.30 feet to a point; Thence South 03 degrees 10 minutes 52 seconds West, a distance of 242.90 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence North 88 degrees 27 minutes 08 seconds West, a distance of 308.50 feet to an iron pin found (1/2" rebar); Thence North 00 degrees 13 minutes 37 seconds West, a distance of 651.60 feet to a bolt found; Thence North 00 degrees 13 minutes 37 seconds West, a distance of 143.54 feet to a point at the centerline of a creek; Thence along the centerline of a creek, along the following chords: North 43 degrees 31 minutes 36 seconds East, a distance of 15.18 feet to a point; North 20 degrees 27 minutes 04 seconds East, a distance of 34.88 feet to a point; South 56 degrees 00 minutes 53 seconds East, a distance of 14.69 feet to a point; North 60 degrees 09 minutes 41 seconds East, a distance of 51.76 feet to a point; North 71 degrees 40 minutes 40 seconds East, a distance of 42.30 feet to a point; North 87 degrees 36 minutes 21 seconds East, a distance of 44.93 feet to a point; North 36 degrees 01 minutes 24 seconds East, a distance of 21.43 feet to a point; North 77 degrees 58 minutes 19 seconds East, a distance of 64.63 feet to a point; South 69 degrees 12 minutes 28 seconds East, a distance of 50.24 feet to a point; North 20 degrees 24 minutes 15 seconds East, a distance of 40.55 feet to a point; North 45 degrees 18 minutes 20 seconds East, a distance of 31.42 feet to a point; North 31 degrees 30 minutes 02 seconds East, a distance of 71.59 feet to a point; North 16 degrees 45 minutes 54 seconds West, a distance of 19.07 feet to a point; Thence leaving said centerline of creek North 80 degrees 57 minutes 35 seconds East, a distance of 2.46 feet to an iron pin found (1" open top pipe); Thence North 80 degrees 57 minutes 35 seconds East, a distance of 484.39 feet to an iron pin found (1/2" rebar); Thence North 44 degrees 37 minutes 47 seconds East, a distance of 55.00 feet to a point; Thence South 37 degrees 05 minutes 59 seconds East, a distance of 210.30 feet to a point; Thence South 21 degrees 50 minutes 26 seconds East, a distance of 127.50 feet to a point; Thence South 22 degrees 18 minutes 37 seconds East, a distance of 143.60 feet to a point; Thence South 40 degrees 35 minutes 56 seconds East, a distance of 112.10 feet to a point; Thence South 30 degrees 50 minutes 42 seconds East, a distance of 179.02 feet to an iron pin found (1/2" rebar); Thence South 23 degrees 39 minutes 32 seconds East, a distance of 66.72 feet to a point; Thence South 74 degrees 17 minutes 27 seconds East, a distance of 118.93 feet to a point; Thence South 41 degrees 20 minutes 37 seconds East, a distance of 218.75 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING, Said tract containing 25.947 acres or 1,130,232 square feet.

LEGAL DESCRIPTION - PARCEL B

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 235 and 246, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Westerly Right-of-Way of Farmer Road NW South 51 degrees 12 minutes 12 seconds West, a distance of 333.86 feet to an iron pin found (1/2" rebar); Thence South 50 degrees 45 minutes 00 seconds West, a distance of 86.29 feet to a point; Thence South 50 degrees 13 minutes 00 seconds West, a distance of 113.48 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 50 degrees 14 minutes 22 seconds West, a distance of 71.31 feet to a point; Thence South 47 degrees 00 minutes 45 seconds West, a distance of 128.82 feet to a MAG nail found; Thence South 45 degrees 08 minutes 36 seconds West, a distance of 15.43 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, continuing along said Right-of-Way South 45 degrees 08 minutes 36 seconds West, a distance of 187.95 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence leaving said Right-of-Way North 41 degrees 20 minutes 37 seconds West, a distance of 218.75 feet to a point; Thence North 74 degrees 17 minutes 27 seconds West, a distance of 118.93 feet to a point; Thence North 23 degrees 39 minutes 32 seconds West, a distance of 66.72 feet to an iron pin found (1/2" rebar); Thence North 69 degrees 51 minutes 37 seconds East, a distance of 343.00 feet to a point; Thence South 08 degrees 36 minutes 08 seconds East, a distance of 75.00 feet to a point; Thence along a curve to the left, an arc length of 89.40 feet, having a radius of 251.40', and being subtended by a chord bearing of South 18 degrees 26 minutes 14 seconds East, a chord distance of 88.93 feet to a point; Thence South 34 degrees 16 minutes 34 seconds East, a distance of 102.32 feet to a MAG nail found, said pin being the POINT OF BEGINNING. Said tract containing 1.732 acres or 75,462 square feet.

LEGAL DESCRIPTION - PARCEL C

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 246, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Westerly Right-of-Way of Farmer Road NW South 51 degrees 12 minutes 12 seconds West, a distance of 333.86 feet to an iron pin found (1/2" rebar); Thence South 50 degrees 45 minutes 00 seconds West, a distance of 86.29 feet to a point; Thence South 50 degrees 13 minutes 00 seconds West, a distance of 113.48 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, continuing along said Right-of-Way South 50 degrees 14 minutes 22 seconds West, a distance of 71.31 feet to a point; Thence South 47 degrees 00 minutes 45 seconds West, a distance of 128.82 feet to a MAG nail found; Thence leaving said Right-of-Way North 37 degrees 14 minutes 30 seconds West, a distance of 100.14 feet to a PK nail found; Thence North 16 degrees 56 minutes 26 seconds West, a distance of 99.89 feet to an iron pin found (1/2" rebar); Thence North 07 degrees 04 minutes 26 seconds West, a distance of 75.15 feet to an iron pin found (3/4" crimp top pipe); Thence North 49 degrees 17 minutes 54 seconds East, a distance of 114.60 feet to a point; Thence South 39 degrees 50 minutes 01 seconds East, a distance of 32.00 feet to an iron pin found (5/8" rebar); Thence South 40 degrees 10 minutes 24 seconds East, a distance of 218.00 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. Said tract containing 1.000 acre or 43,538 square feet.

LEGAL DESCRIPTION - PARCEL D

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 235 and 246, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way), said pin being the POINT OF BEGINNING; From said POINT OF BEGINNING, leaving said intersection and continue along the Westerly Right-of-Way of Farmer Road NW South 51 degrees 12 minutes 12 seconds West, a distance of 333.86 feet to an iron pin found (1/2" rebar); Thence leaving said Right-of-Way North 40 degrees 10 minutes 24 seconds West, a distance of 217.06 feet to an iron pin found (5/8" rebar); Thence South 50 degrees 43 minutes 01 seconds West, a distance of 199.78 feet to an iron pin found (5/8" rebar); Thence North 39 degrees 50 minutes 01 seconds West, a distance of 32.00 feet to a point; Thence South 49 degrees 17 minutes 54 seconds West, a distance of 114.60 feet to an iron pin found (3/4" crimp top pipe); Thence South 26 degrees 51 minutes 10 seconds West, a distance of 19.80 feet to a point; Thence South 69 degrees 51 minutes 37 seconds West, a distance of 343.00 feet to an iron pin found (1/2" rebar); Thence North 30 degrees 50 minutes 42 seconds West, a distance of 179.02 feet to a point; Thence North 40 degrees 35 minutes 56 seconds West, a distance of 112.10 feet to a point; Thence North 22 degrees 18 minutes 37 seconds West, a distance of 143.60 feet to a point; Thence North 65 degrees 59 minutes 56 seconds East, a distance of 326.50 feet to an iron pin found (1/2" rebar); Thence North 47 degrees 26 minutes 42 seconds East, a distance of 57.38 feet to an iron pin found (1/2" rebar); Thence North 54 degrees 59 minutes 26 seconds West, a distance of 148.87 feet to an iron pin found (1/2" rebar); Thence North 87 degrees 22 minutes 16 seconds East, a distance of 56.64 feet to an iron pin found (1/2" rebar); Thence North 80 degrees 31 minutes 34 seconds East, a distance of 49.37 feet to an iron pin found (1/2" rebar); Thence North 48 degrees 28 minutes 42 seconds East, a distance of 65.37 feet to an iron pin found (1/2" rebar); Thence North 34 degrees 17 minutes 38 seconds East, a distance of 84.23 feet to an iron pin found (1/2" rebar) on the Southerly Right-of-Way of Lester Road NW; Thence along said Right-of-Way South 58 degrees 48 minutes 29 seconds East, a distance of 148.00 feet to a point; Thence South 59 degrees 59 minutes 43 seconds East, a distance of 199.75 feet to a point; Thence South 65 degrees 55 minutes 44 seconds East, a distance of 539.50 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. Said tract containing 9.852 acres or 429,141 square feet.

LEGAL DESCRIPTION - TRACT E

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 235, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Southerly Right-of-Way of Lester Road NW North 65 degrees 55 minutes 44 seconds West, a distance of 539.50 feet to a point; Thence North 59 degrees 59 minutes 43 seconds West, a distance of 199.75 feet to a point; Thence North 58 degrees 48 minutes 29 seconds West, a distance of 148.00 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Right-of-Way South 34 degrees 17 minutes 38 seconds West, a distance of 84.23 feet to an iron pin found (1/2" rebar); Thence South 48 degrees 28 minutes 42 seconds West, a distance of 65.37 feet to an iron pin found (1/2" rebar); Thence South 80 degrees 31 minutes 34 seconds West, a distance of 49.37 feet to an iron pin found (1/2" rebar); Thence South 87 degrees 22 minutes 16 seconds West, a distance of 56.64 feet to an iron pin found (1/2" rebar); Thence North 07 degrees 57 minutes 22 seconds East, a distance of 97.54 feet to a point; Thence North 28 degrees 05 minutes 15 seconds East, a distance of 112.49 feet to an iron pin set (1/2" rebar w/ cap - GRAY) on the Southerly Right-of-Way of Lester Road NW; Thence along said Right-of-Way North 28 degrees 05 minutes 15 seconds East, a distance of 2.30 feet to an iron pin found (1/2" rebar); Thence South 61 degrees 02 minutes 23 seconds East, a distance of 153.31 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. Said tract containing 0.550 acres or 23,974 square feet.

LEGAL DESCRIPTION - TRACT F

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 235, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Southerly Right-of-Way of Lester Road NW North 65 degrees 55 minutes 44 seconds West, a distance of 539.50 feet to a point; Thence North 59 degrees 59 minutes 43 seconds West, a distance of 199.75 feet to a point; Thence North 58 degrees 48 minutes 29 seconds West, a distance of 148.00 feet to an iron pin found (1/2" rebar); Thence North 61 degrees 02 minutes 23 seconds West, a distance of 153.31 feet to an iron pin found (1/2" rebar); Thence South 28 degrees 05 minutes 15 seconds West, a distance of 2.30 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Right-of-Way South 28 degrees 05 minutes 15 seconds West, a distance of 112.49 feet to a point; Thence South 07 degrees 57 minutes 22 seconds West, a distance of 97.54 feet to an iron pin found (1/2" rebar); Thence South 54 degrees 59 minutes 26 seconds East, a distance of 148.87 feet to an iron pin found (1/2" rebar); Thence South 47 degrees 26 minutes 42 seconds West, a distance of 57.38 feet to an iron pin found (1/2" rebar); Thence South 65 degrees 59 minutes 56 seconds West, a distance of 326.50 feet to a point; Thence North 21 degrees 50 minutes 26 seconds West, a distance of 127.50 feet to a point; Thence North 37 degrees 05 minutes 59 seconds West, a distance of 210.30 feet to a point; Thence North 44 degrees 37 minutes 47 seconds East, a distance of 111.54 feet to an iron pin found (1/2" rebar); Thence South 51 degrees 36 minutes 15 seconds East, a distance of 191.00 feet to a point; Thence North 68 degrees 24 minutes 27 seconds East, a distance of 127.50 feet to an iron pin found (1/2" rebar); Thence North 07 degrees 57 minutes 16 seconds East, a distance of 44.00 feet to a point; Thence North 23 degrees 51 minutes 17 seconds East, a distance of 153.53 feet to an iron pin found (1/2" rebar) on the Southerly Right-of-Way of Lester Road NW; Thence along said Right-of-Way South 60 degrees 49 minutes 42 seconds East, a distance of 51.04 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. Said tract containing 2.234 acres or 97,318 square feet.

LEGAL DESCRIPTION - TRACT G

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 235, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Southerly Right-of-Way of Lester Road NW North 65 degrees 55 minutes 44 seconds West, a distance of 539.50 feet to a point; Thence North 59 degrees 59 minutes 43 seconds West, a distance of 199.75 feet to a point; Thence North 58 degrees 48 minutes 29 seconds West, a distance of 148.00 feet to an iron pin found (1/2" rebar); Thence North 61 degrees 02 minutes 23 seconds West, a distance of 153.31 feet to an iron pin found (1/2" rebar); Thence South 28 degrees 05 minutes 15 seconds West, a distance of 2.30 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence North 60 degrees 49 minutes 42 seconds West, a distance of 51.04 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Right-of-Way South 23 degrees 51 minutes 17 seconds West, a distance of 153.53 feet to a point; Thence South 07 degrees 57 minutes 16 seconds West, a distance of 44.00 feet to an iron pin found (1/2" rebar); Thence South 68 degrees 24 minutes 27 seconds West, a distance of 127.50 feet to a point; Thence North 51 degrees 36 minutes 15 seconds West, a distance of 191.00 feet to an iron pin found (1/2" rebar); Thence North 44 degrees 26 minutes 14 seconds East, a distance of 111.14 feet to an iron pin found (1/2" rebar); Thence North 05 degrees 20 minutes 27 seconds West, a distance of 195.40 feet to an iron pin found (1/2" rebar) on the Southerly Right-of-Way of Lester Road NW; Thence along said Right-of-Way South 59 degrees 43 minutes 13 seconds East, a distance of 320.53 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. Said tract containing 1.634 acres or 71,177 square feet.

LEGAL DESCRIPTION - TRACT H

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 235, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Southerly Right-of-Way of Lester Road NW North 65 degrees 55 minutes 44 seconds West, a distance of 539.50 feet to a point; Thence North 59 degrees 59 minutes 43 seconds West, a distance of 199.75 feet to a point; Thence North 58 degrees 48 minutes 29 seconds West, a distance of 148.00 feet to an iron pin found (1/2" rebar); Thence North 61 degrees 02 minutes 23 seconds West, a distance of 153.31 feet to an iron pin found (1/2" rebar); Thence South 28 degrees 05 minutes 15 seconds West, a distance of 2.30 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence North 60 degrees 49 minutes 42 seconds West, a distance of 51.04 feet to an iron pin found (1/2" rebar); Thence North 59 degrees 43 minutes 13 seconds West, a distance of 320.53 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Right-of-Way South 05 degrees 20 minutes 27 seconds East, a distance of 195.40 feet to an iron pin found (1/2" rebar); Thence South 44 degrees 26 minutes 14 seconds West, a distance of 111.14 feet to an iron pin found (1/2" rebar); Thence South 44 degrees 37 minutes 47 seconds West, a distance of 111.54 feet to a point; Thence South 44 degrees 37 minutes 47 seconds West, a distance of 55.00 feet to an iron pin found (1/2" rebar); Thence South 80 degrees 57 minutes 35 seconds West, a distance of 484.39 feet to an iron pin found (1" open top pipe); Thence North 28 degrees 54 minutes 39 seconds East, a distance of 355.03 feet to an iron pin found (1/2" rebar); Thence North 25 degrees 58 minutes 14 seconds East, a distance of 252.35 feet to an iron pin found (1/2" rebar) on the Southerly Right-of-Way of Lester Road NW; Thence along said Right-of-Way South 79 degrees 29 minutes 54 seconds East, a distance of 379.20 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. Said tract containing 4.950 acres or 215,607 square feet.

LEGAL DESCRIPTION - CHARLES AND DONNA MARTIN TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 246, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Westerly Right-of-Way of Farmer Road NW South 51 degrees 12 minutes 12 seconds West, a distance of 333.86 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, along said Right-of-Way South 50 degrees 45 minutes 00 seconds West, a distance of 86.29 feet to a point; Thence South 50 degrees 13 minutes 00 seconds West, a distance of 113.48 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence leaving said Right-of-Way North 40 degrees 10 minutes 24 seconds West, a distance of 218.00 feet to an iron pin found (5/8" rebar); Thence North 50 degrees 43 minutes 01 seconds East, a distance of 199.78 feet to an iron pin found (5/8" rebar); Thence South 40 degrees 10 minutes 24 seconds East, a distance of 217.06 feet to an iron pin found (1/2" rebar), said pin being the POINT OF BEGINNING; Said tract containing 0.997 acres or 43,407 square feet.

LEGAL DESCRIPTION - TRENTON PIPPIN TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 235, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin found (2.5" pipe) at the Northwest corner of Tract 3C, as recorded in Plat Book w, Page 165, said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING North 88 degrees 43 minutes 07 seconds West, a distance of 95.03 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence North 03 degrees 10 minutes 52 seconds East, a distance of 242.90 feet to a point; Thence North 81 degrees 36 minutes 41 seconds East, a distance of 367.30 feet to a point; Thence South 57 degrees 27 minutes 26 seconds East, a distance of 171.00 feet to a point; Thence South 47 degrees 50 minutes 00 seconds East, a distance of 297.10 feet to an iron pin found (1/2" rebar); Thence South 88 degrees 04 minutes 22 seconds East, a distance of 172.01 feet to a concrete monument found on the Northerly Right-of-Way of Sigman Road (100' Right-of-Way); Thence along said Right-of-Way South 01 degrees 39 minutes 06 seconds West, a distance of 21.50 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence leaving said Right-of-Way North 88 degrees 33 minutes 57 seconds West, a distance of 817.75 feet to an iron pin found (2.5" pipe), said pin being the POINT OF BEGINNING. Said tract containing 3.881 acres or 169,061 square feet.

LEGAL DESCRIPTION - FIELD ROAD TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 246, 16th Land District of Rockdale County, Georgia and being more particularly described as follows: Commencing from an iron pin set (1/2" rebar w/ cap - GRAY) at the intersection of the Southerly Right-of-Way of Lester Road NW (60' Right-of-Way) and the Westerly Right-of-Way of Farmer Road NW (40' Right-of-Way); Thence leaving said intersection and continue along the Westerly Right-of-Way of Farmer Road NW South 51 degrees 12 minutes 12 seconds West, a distance of 333.86 feet to an iron pin found (1/2" rebar); Thence South 50 degrees 45 minutes 00 seconds West, a distance of 86.29 feet to a point; Thence South 50 degrees 13 minutes 00 seconds West, a distance of 113.48 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 50 degrees 14 minutes 22 seconds West, a distance of 71.31 feet to a point; Thence South 47 degrees 00 minutes 45 seconds West, a distance of 128.82 feet to a MAG nail found, said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, continuing along said Right-of-Way South 45 degrees 08 minutes 36 seconds West, a distance of 15.43 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence leaving said Right-of-Way North 34 degrees 16 minutes 34 seconds West, a distance of 102.32 feet to a point; Thence along a curve to the right, an arc length of 89.40 feet, having a radius of 251.40 feet, and being subtended by a chord bearing of North 18 degrees 26 minutes 14 seconds West, a chord distance of 88.93 feet to a point; Thence North 08 degrees 36 minutes 08 seconds West, a distance of 75.00 feet to a point; Thence North 26 degrees 51 minutes 10 seconds East, a distance of 19.80 feet to an iron pin found (3/4" crimp top pipe); Thence South 07 degrees 04 minutes 26 seconds East, a distance of 75.15 feet to an iron pin found (1/2" rebar); Thence South 16 degrees 56 minutes 26 seconds East, a distance of 99.89 feet to a PK nail found; Thence South 37 degrees 14 minutes 30 seconds East, a distance of 100.14 feet to a MAG nail found, said pin being the POINT OF BEGINNING. Said tract containing 0.076 acres or 3,288 square feet.

EXHIBIT "B"
SURVEY PLAT

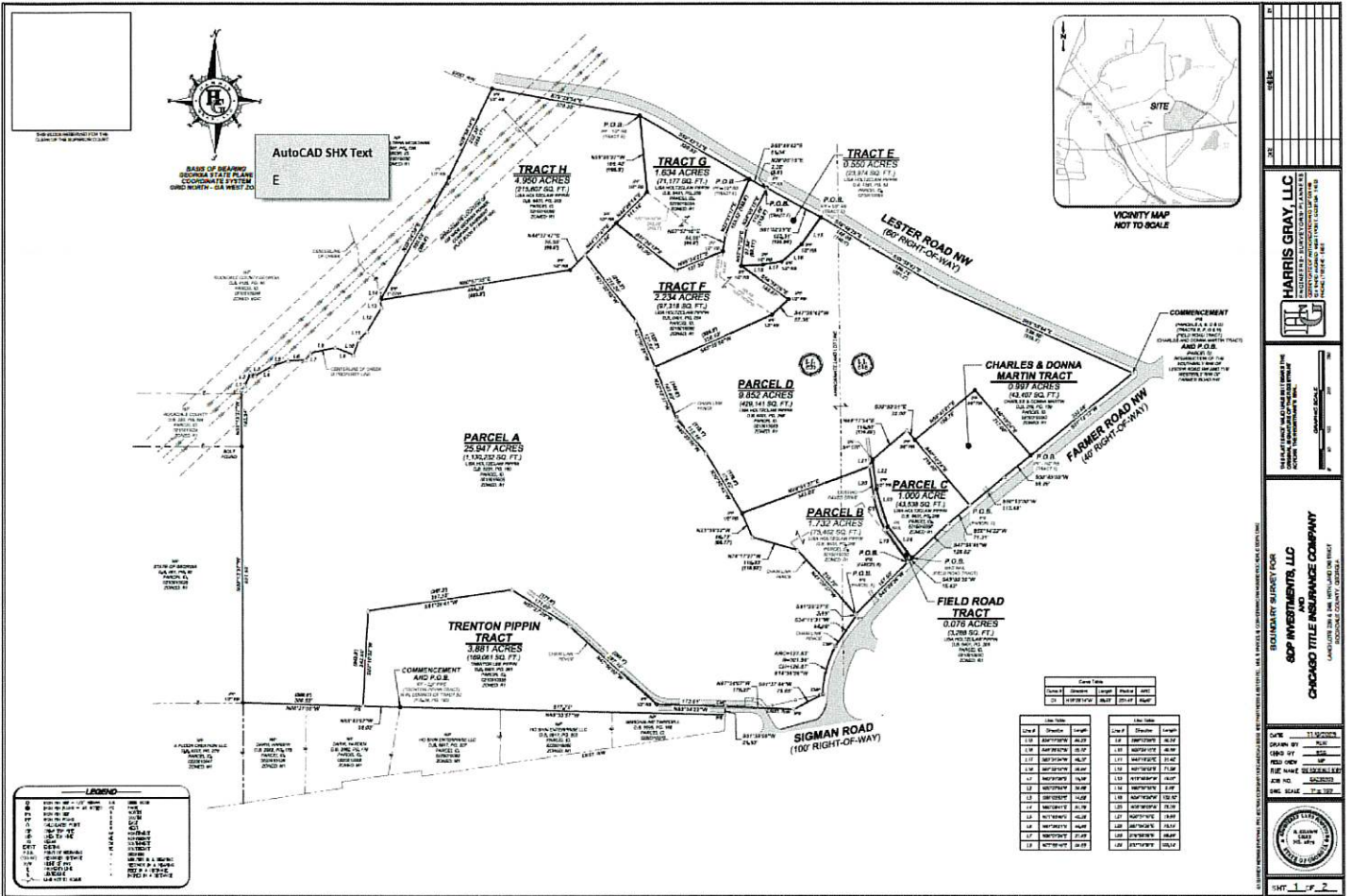


EXHIBIT "C"
CONDITIONS

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the O-I Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
2. Proposed development must comply with all Rockdale County Land Disturbance requirements.
3. **The buildings shall be made of painted pre-case concrete, glass and metal panels, and in accordance with the building elevations submitted to the Planning and Development Department. Final building elevations shall be submitted for review by the Director of Planning and Development prior to land disturbance approval.**
4. The development shall provide a 75-foot-wide natural undisturbed buffer adjacent to all residentially zoned properties. Buffers shall be replanted where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
5. The applicant shall provide a ten-foot-wide landscape strip adjacent to all rights-of-way.
6. Ground signage shall be limited to one monument-type sign and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
7. The entrance plan for the data center shall include landscaping and hardscaping at the intersection of Farmer Road and Lester Road in general conformance with the Entrance Plan submitted to the Department of Planning and Development on August 6, 2024.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign walkers and sign-twirlers shall be prohibited.
9. 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.
10. Where infrastructure capacity is later deemed unavailable at the time of application submittal, the applicant shall appear before the Planning Commission (PC) prior to submittal of the Land Disturbance Permit (LDP) with proof of capacity.
11. All utilities shall be placed underground.
12. Natural vegetation shall remain on the property until the issuance of a development permit.

**Board of Commissioners
Agenda Item Transmittal Form
Ordinance Transmittal Form**



Type of Request: Rezone (REZ) 2024-07 – 2 ND Reading of Ordinance	County Clerk Use Only Ordinance #: 2024-15
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<input checked="" type="checkbox"/> Submission Information	<input checked="" type="checkbox"/> Information
Contact Name: Christopher Wheeler/Denise Tugman Department: Planning & Development	Summary of Request: Case #REZ2024-07: A request by SDP Acquisitions, LLC, to rezone 52.78 acres from R-1 (Single-Family Residential) to O-I (Office-Institutional) for the development of a data center to be located at 1975 and 1985 NW Sigman Road; 1980, 1736, 1670, 1726 and 1716 NW Lester Road; and 1634, 1632 and 1630 NW Farmer Road.

<input checked="" type="checkbox"/> Department Director/Elected Official Signature	<input type="checkbox"/> Chief of Staff Signature
I have reviewed the attached, and it is approved as to substance. Signature: <i>Christopher Wheeler</i> Date: 8/23/2024	I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature
I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____

Notes and Comments:
 July 23, 2024: First Read Work Session
 July 23, 2024: First Read Voting Session
 Aug 8, 2024: Planning Commission
 Aug 22, 2024: BOC Zoning Public Hearing
 Sep 3, 2024: Second Read Work Session (CANCELED)
 Sep 10, 2024: Second Read Voting Session