

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A PRIVATE PK-5 SCHOOL AT 2412 SE EBENEZER ROAD; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, an application for a zoning decision, specifically Special Use Permit No. 2024-05, on certain property described below was filed with Rockdale County, Georgia, which involved the following:

SPECIAL USE PERMIT CASE NO. 2024-05	Authorize a special use permit for a Private School (PK-5) located at 2412 SE Ebenezer Road.		
APPLICANT:	Nadra Powell (High Achievers Education Center Inc.)		
PROPERTY OWNER:	Ebenezer United Methodist Church		
LOCATION:	2412 SE Ebenezer Road		
LAND LOT(S):	209	DISTRICT:	10 th
TAX PARCEL NO.:	0460010022	TOTAL ACREAGE:	7.578

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 2024-05 for a Private School (PK-5) 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 attached hereto as Exhibit "C". 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 2024-05 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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

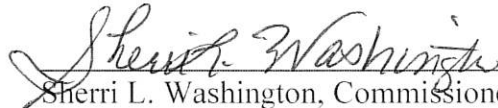
That this Ordinance shall become effective upon adoption.

This 8th day of October, 2024.

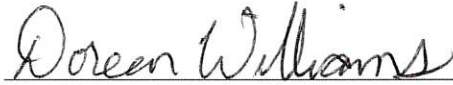
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman

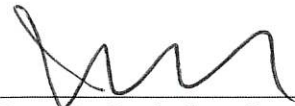


Sherri L. Washington, Commissioner Post I



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: August 27th, 2024

Second Reading: October 8th, 2024

EXHIBIT "A" LEGAL DESCRIPTION

Legal Description

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

To Reach the TRUE POINT OF BEGINNING, commence at an iron pin set being the easterly Right of Way of Ebenezer Road (80' R/W) and the southwesterly Right of Way of Paradise Circle (Apparent 30' R/W). Iron point thus established and running along said Right of Way of Paradise Circle the following courses South 27°20'22" East a distance of 107.19 feet to a point, thence running along a curve to the left an arc length of 89.24 feet. (said curve having a radius of 124.19 feet, with a chord bearing of South 44°55'35" East, and chord length of 87.33 feet) to a point thence along a curve to the left an arc length of 88.07 (said curve having a radius of 202.94 feet, with a chord bearing of South 83°31'33" East, and a chord length of 87.38 feet) to a point. Thence North 81°07'41" East a distance of 137.81 feet to a point. Thence North 83°59'33" East a distance of 248.52 feet to a 1/2 rebar found on the westerly Right of Way of Stanton Road (80' R/W). thence running along said Right of Way South 31°15'19" East a distance of 357.00 feet to a 5/8 rebar found: thence leaving said Right of Way and running South 62°13'01" West a distance of 403.31 feet to a 1 1/2" comp tcp pipe found; thence South 84°02'31" West a distance of 169.86 feet to a 1 1/2" crimp tcp pipe found on the aforementioned Right of Way of Ebenezer Road: thence along said Right of Way North 05°43'56" East a distance of 97.13 feet to a point. Thence running along a curve to the left an arc length of 338.80 feet. (said curve having a radius of 3551.41 feet, with a chord bearing of North 05°48'04" East, and a chord length of 338.67 feet) to a point, thence North 07°43'40" East a distance of 229.37 feet to the TRUE POINT OF BEGINNING. Said Tract contains 7.578 acres (330,097 Square Feet).

EXHIBIT "B" SURVEY

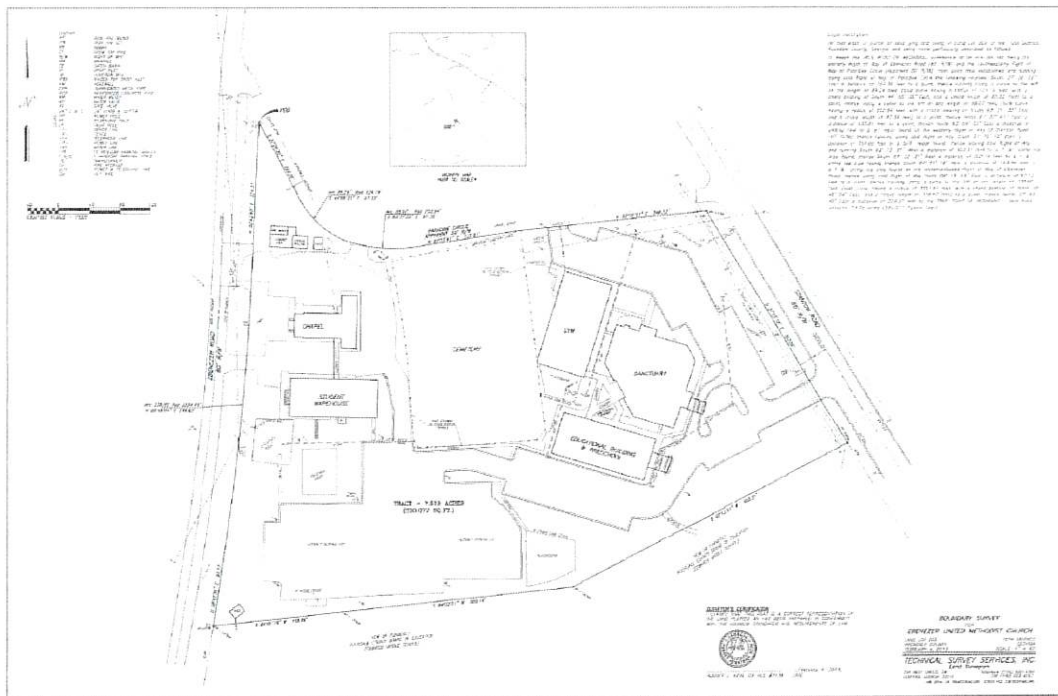


EXHIBIT "C"
CONDITIONS OF ZONING

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the A-R Zoning District unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
2. The applicant shall abide by the supplemental use standards found in Sec. 218-13 (III) *School K-12, private*.

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



Type of Request: Special Use Permit (SUP) 2024-05 – 2 nd Reading of Ordinance	County Clerk Use Only Ordinance #: <i>2024-21</i>
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<input checked="" type="checkbox"/> Submission Information Contact Name: Christopher Wheeler/Denise Tugman Department: Planning & Development	<input checked="" type="checkbox"/> Information Summary of Request: A request by Nadra Powell for a Special Use Permit to operate a Private School (PK-5) located at 2412 SE Ebenezer Road.
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<input checked="" type="checkbox"/> Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: <i>Denise Tugman</i> Date: 9/25/2024	<input type="checkbox"/> Chief of Staff Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____
<input type="checkbox"/> County Attorney Signature I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____

Notes and Comments:
 August 27, 2024: First Read Work Session
 August 27, 2024: First Read Voting Session
 September 12, 2024: Planning Commission
 September 26, 2024: BOC Zoning Public Hearing
 October 1, 2024: Second Read Work Session
 October 8, 2024: Second Read Voting Session