

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



Type of Request: Rezone (REZ) 2024-24 - 2 nd Reading of Ordinance	County Clerk Use Only Ordinance #:
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<input checked="" type="checkbox"/> Submission Information Contact Name: Denise Tugman/Christopher Wheeler Department: Planning & Development	<input checked="" type="checkbox"/> Information Summary of Request: A request was made by Stephen A. Goodsell to Rezone 10.00 acres of 1929 Oglesby Bridge Road From A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.
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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: 11/18/2024	<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:

December 10, 2024: Second Read Work Session
December 10, 2024: Second Read Voting Session

2024-631

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 10 ACRES OF 1929 OGLESBY BRIDGE ROAD FROM A-R (AGRICULTURAL-RESIDENTIAL) TO C-1 (LOCAL COMMERCIAL); 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. 2024-24	Rezone 10.00 acres of 1929 Oglesby Bridge Road From A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.		
APPLICANT:	Stephen A. Goodsell		
PROPERTY OWNER:	Benjamin Willis Seay III		
LOCATION:	10.00 acres of 1929 Oglesby Bridge Road		
LAND LOT(S):	82	DISTRICT:	11th
TAX PARCEL NO.:	10.00 acres of 032002004C		

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 Neighborhood 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 10.00 acres of the property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from A-R (Agricultural-Residential) to C-1 (Local Commercial).

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 10.00 acres of the subject 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 _____ day of _____, 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: _____

Second Reading: _____

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1A

ALL THAT TRACT or parcel of land lying and being in land lot 111 of the 11th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at an R/W Marker on the north right-of-way of Oglesby Bridge Road (80'r/w) at the south end of a mitered right-of-way of Hwy 212 this being the true point of beginning.

THENCE South 66 degrees 15 minutes 49 seconds West for a distance of 54.83' feet to an R\W Marker;

THENCE South 68 degrees 27 minutes 49 seconds West for a distance of 305.92' feet to an R\W Marker;

THENCE South 20 degrees 36 minutes 12 seconds East for a distance of 9.95' feet to an R\W Marker;

THENCE South 68 degrees 30 minutes 29 seconds West for a distance of 129.30' feet to a point;

THENCE North 21 degrees 29 minutes 31 seconds West for a distance of 879.62' feet to a point;

THENCE North 59 degrees 56 minutes 31 seconds East for a distance of 443.52' feet to a point;

THENCE along a curve to the right having a radius of 2897.00' feet and an arc length of 163.67' feet, being subtended by a chord of South 28 degrees 26 minutes 23 seconds East for a distance of 163.64' feet to a R\W Marker;

THENCE South 26 degrees 42 minutes 37 seconds East for a distance of 126.28' feet to an R\W Marker;

THENCE South 64 degrees 31 minutes 19 seconds West for a distance of 24.99' feet to an R\W Marker;

THENCE South 27 degrees 02 minutes 40 seconds East for a distance of 20.85' feet to an R\W Marker;

THENCE North 66 degrees 06 minutes 18 seconds East for a distance of 24.10' feet to an R\W Marker;

THENCE South 26 degrees 33 minutes 28 seconds East for a distance of 213.64' feet to an R\W Marker;

THENCE South 21 degrees 30 minutes 17 seconds East for a distance of 100.39' feet to an R\W Marker;

THENCE South 26 degrees 39 minutes 41 seconds East for a distance of 138.19' feet to an R\W Marker;

THENCE South 64 degrees 20 minutes 34 seconds West for a distance of 25.40' feet to an R\W Marker;

THENCE South 27 degrees 50 minutes 11 seconds East for a distance of 30.84' feet to an R\W Marker;

THENCE North 61 degrees 24 minutes 09 seconds East for a distance of 24.97' feet to an R\W Marker;

THENCE South 26 degrees 41 minutes 12 seconds East for a distance of 122.29' feet to an R\W Marker;

THENCE South 28 degrees 49 minutes 53 seconds West for a distance of 33.93' feet to an R\W Marker at the true point of beginning.

Said property contains 10.00 acres.

EXHIBIT "B"
SURVEY PLAT

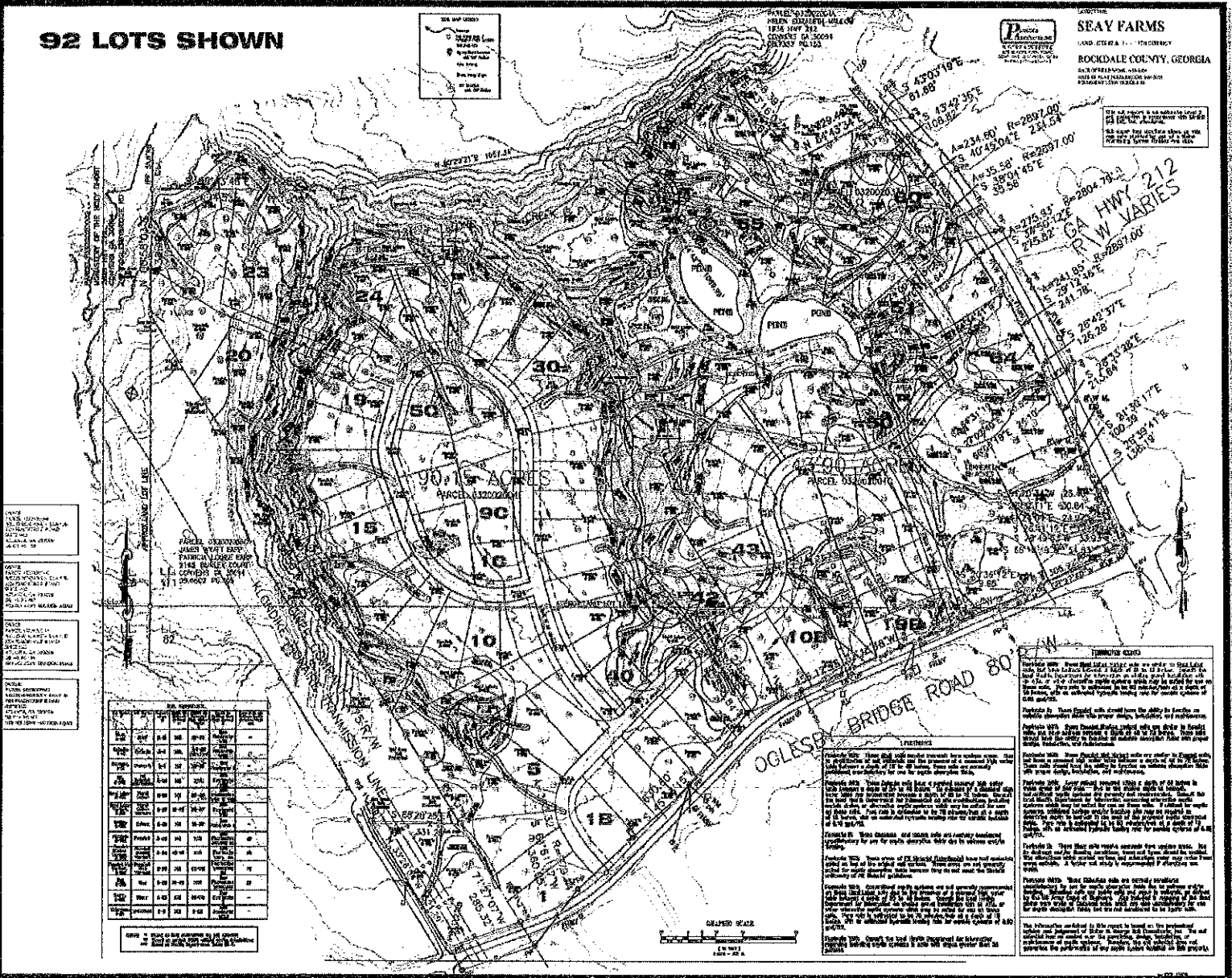
92 LOTS SHOWN



SEAY FARMS
 LAND OFFICE
 ROCKDALE COUNTY, GEORGIA
 647 W. HAWKINS BLVD.
 ROCKDALE, GA 30087

THE SEAY FARMS IS A SUBDIVISION OF THE SEAY TRACT AS SHOWN ON THE SEAY TRACT SURVEY PLAT.

GA HWY 212
 R/W VARIES



Lot No.	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	0.10	4356	4356	4356	4356
2	0.10	4356	4356	4356	4356
3	0.10	4356	4356	4356	4356
4	0.10	4356	4356	4356	4356
5	0.10	4356	4356	4356	4356
6	0.10	4356	4356	4356	4356
7	0.10	4356	4356	4356	4356
8	0.10	4356	4356	4356	4356
9	0.10	4356	4356	4356	4356
10	0.10	4356	4356	4356	4356
11	0.10	4356	4356	4356	4356
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78	0.10	4356	4356	4356	4356
79	0.10	4356	4356	4356	4356
80	0.10	4356	4356	4356	4356
81	0.10	4356	4356	4356	4356
82	0.10	4356	4356	4356	4356

PROVISIONS

Provision 1. These Lots shall be used for the purposes stated in this plat and shall be subject to the provisions of the Georgia General Code and the laws of the State of Georgia.

Provision 2. These Lots shall be used for the purposes stated in this plat and shall be subject to the provisions of the Georgia General Code and the laws of the State of Georgia.

Provision 3. These Lots shall be used for the purposes stated in this plat and shall be subject to the provisions of the Georgia General Code and the laws of the State of Georgia.

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Provision 8. These Lots shall be used for the purposes stated in this plat and shall be subject to the provisions of the Georgia General Code and the laws of the State of Georgia.

Provision 9. These Lots shall be used for the purposes stated in this plat and shall be subject to the provisions of the Georgia General Code and the laws of the State of Georgia.

Provision 10. These Lots shall be used for the purposes stated in this plat and shall be subject to the provisions of the Georgia General Code and the laws of the State of Georgia.

EXHIBIT "C"
CONDITIONS OF ZONING

1. The site shall be developed in general conformance with the submitted site plan and comply with the Local Commercial (C-1) Zoning District if adopted.
2. The applicant shall provide the Traffic Impact Study with the Preliminary Plat. Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (LDP). Additionally, as determined by the Rockdale County Department of Transportation, a new study may be required for the development. Any recommendations for improvements from any new studies shall be required to be shown on the LDP.
3. Applicant must provide proof of sewer capacity before proceeding to preliminary plat phase.
4. Provide a five-foot-wide concrete sidewalk along Oglesby Bridge Road SW and GA Highway 212 SW rights-of-way. A strip of grass or other approved landscape material at least four feet in width shall separate sidewalks from adjacent curbs on public streets.
5. All grassed areas shall be sodded.
6. All utilities shall be placed underground.
7. Natural vegetation shall remain on the property until the issuance of a development permit.
8. Stormwater detention ponds shall be screened from view from adjoining residential properties. Screening plans shall be subject to review and approval by the Director of Planning and Development.
9. General commercial uses shall be permitted with the exception of the following uses:
 - a. Vape stores.
 - b. Liquor stores.
 - c. Gas stations.
 - d. Dollar stores.
 - e. Barber shops and beauty salons.
 - f. Beauty supply stores.