Board of Commissioners Agenda Item Transmittal Form Ordinance Transmittal Form



Type of Request:	County Clerk Use Only		
Special Use Permit (SUP) 2024-04 – 2 nd Reading of Ordinance		Ordinance #:	
Submission Information	☑ Information		
Contact Name:	Summary of Request:		
Christopher Wheeler/Denise Tugman	A request by Glyne Greenidge for a Special Us Permit for a Veterinary Clinic on a 14.27-acre A R (Agricultural Residential) zoned property a 2156 Tucker Mill Rd SW.		
Department:			
Planning & Development			
•			
□ Department Director/Elected Official Signature	☐ Chief Operating Officer Signature		
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.		
Signature: Denise Tugman Date: 11/18/2024	Signature:	Date:	
☐ County Attorney Signature	☐ Executive Director of Government Affairs/County Clerk Signature		
I have reviewed the attached, and it is approved as to form.	I have reviewed the attach	ned, and it is approved for processing.	
Signature: Date:	Signature:	Date:	
Notes and Comments:			
December 10, 2024: Second Reading Work Session December 10, 2024: Second Reading Voting Session			

Ordinance No.	
SUP Case No. 2024-04	

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A VETERINARY CLINIC ON AN A-R ZONED PROPERTY AT 2156 TUCKER MILL ROAD SW; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS an application for a zoning decision, specifically Special Use Permit No. 2024-04, on certain property described below was filed with Rockdale County, Georgia, which involved the following:

SPECIAL USE PERMIT CASE NO. 2024-04	Authorize a Special Use Permit for a veterinary clinic on a 14.27-acre A-R (Agricultural Residential) zoned property at 2156 Tucker Mill Rd SW.		
APPLICANT:	Glyne Greenidge		
PROPERTY OWNER:	Glyne Greenidge		
LOCATION:	2156 Tucker Mill Rd SW, Conyers GA 30094		
LAND LOT(S):	207	DISTRICT:	11 th
TAX PARCEL NO.:	029002013E	TOTAL ACREAGE:	14.27

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 2024-04 for a Veterinary Clinic 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.

Ordinance No.	
SUP Case No.	2024-04

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 2024-04 on said property as authorized in Section I, along with the conditions authorized in Section II.

		<u>S</u>	ection IV
All ordina	inces or parts of ordi	nances in conflict with	n this ordinance are hereby repealed.
That this	Ordinance shall beco	me effective upon ado	option.
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:	ifer Rutledge, Coun	ty Clerk	
Approved	as to Form:		
By: <u>M. (</u>	Qader A. Baig, Coun	ty Attorney	
			First Reading:
			Second Reading:

Ordinance No.
SUP Case No. <u>2024-04</u>

EXHIBIT "A" LEGAL DESCRIPTION

D: DEED B: 6636 P: 219 03/08/2020 03:18 PM 2020-03863 Page 3 of 4

Exhibit "A"

All that tract on parcel of land lying and being in Land Lot 207 of the 11th Land District of Rockdale County, Georgia, consisting of 14.27 scree and is more particularly described as follows:

To find the TRUE POINT OF BEGINNING, must at a point where the center line of Morrison Road, if extended, intersects with the easterly right-of-way of Tucker Mill Road and run along the southeast aide of Tucker Milli Road, in a northeasterly direction a distance of 424.80 feet, continuing thence along Tucker Mill Road North 11 degrees 50 minutes 25 seconds Bast a distance of 165,82 feet to an iron pin found on the northern side of Happy Hollow Court (private drive) and the southeast side of Tucker Mill Road, and the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING, run thence along the right-of-way of Tucker Mill Road North 11 degrees 50 minutes 25 seconds a distance of 53.26 feet to a point, thence North 12 degrees 12 minutes 12 seconds Bast a distance of 187.73 feet to a point, thence North 12 degrees 29 minutes 24 seconds East a distance of 99.75 feet to a point, thence North 13 degrees 24 minutes 43 seconds liast a distance of 99.71 feet to a point, thence North 13 degrees 57 minutes 00 seconds Bast a distance of 99.73 feet to a point, thence North 14 degrees 54 minutes 08 seconds Bast a distance of 99.72 feet to a point, thence North 14 degrees 17 minutes 53 seconds East a distance of 100.58 feet to a point, thence North 9 degrees 27 minutes 36 seconds Bast a distance of 80.81 feet to an iron pin set, thence leaving said right-of-way South 71 degrees 27 minutes 37 seconds East a distance of 216.84 feet, continuing South 71 degrees 27 mirates 37 seconds Bast a distance of 237.04 feet to a 24 inch cak on the bank of a gully, thence South 78 degrees 54 minutes 42 seconds Bast a distance of 346.07 feet, thence South 24 degrees 10 minutes 20 seconds Bast a distance of 268.33 feet. thence South 6 degrees 55 minutes 20 seconds West a distance of 289,35 feet, thence South 85 degrees 17 minutes 01 seconds West a distance of \$24.63 feet to a point on the north side of Happy Hollow Court (private drive), running thence along the arc of a curve westerly along said Happy Hollow Court (private drive) 64.33 feet, said curve having a radius of 50 feet and being subtended by a chord having a chord bearing of South 85 degrees 17 minutes 01 seconds West and a chord distance of 59.98 feet, thence South 85 degrees 17 minutes 01 seconds West 6.99 fect to a point, thence South 88 degrees 35 minutes 37 seconds West a distance of 438.88 feet to the TRUE POINT OF BEGINNING.

Said tract contains 14.27 acres and is part of Tax Parcel 029002013E.

EXHIBIT "B" SURVEY

15.47 Acres + Colyrodership 0.482 Kors + Colyrodership <u>TSTEAR</u>TS BAIL AL HUISA MALAA TACH EXPENSATION 机炉 figure of trought, trough at the training the course of the last training on the plat and the course of the last training of the last t diese ik brandlı, berehr ek Kristille 0 R 18* 24' 10' R de: FF 44, 42 ¥1# F # 13*-17*-10"\$ 种相 H H 14"-64" - 64" H 12.14 160.88 1 11 00°-60°-61° 8 1 11 00°-60°-61° 8 1 10 00°-60°-61° 8 100.69 . 1911 FP. kehin andari RESTOR GREENINGS Tour was dided to 18:47 ACKE TRACT "D" 21, 485, ACRES (A) RITA Mercan -- 9.85° (L' gart (Nat. 488 Acres LAS entot haves D. 216 Azres M. Waracus 0.482 Acres Chriscola 4 3.698 Krys Balmer 15:47 Acres gi, de monusea ad, le garabed, intenseces tos rastabet sin of tocker plex su 到一个 SEMERAL NOTES: PROCESSIE TOTAL STRING STR 28 ALL LEGI ARE DO 15-CHAS UMLES MY EO FRANCO DE LEGI ARE DO 15-CHAS UMLES MY EO FRANCO DE LEGI ARE DO 15-CHAS DO 15-CHAS DE LEGI ARE DO 15-CHAS YENERAL ROTHS I **Day 183.040** nu arreger Berger ev brog Tree introducer er Street in fan ange Bruter proprie MARY WHITE JAMES emeno 10:00:00 ordeno 10:21:00 Locateo la cano est est utili. District Rocroles county, desidia

数 损失

ALE I' BO CONTRES OCONIA ABIQUI DESCRIPTION OCONIA ABIQUI

Ordinance No.
SUP Case No. 2024-04

EXHIBIT "C" CONDITIONS OF ZONING

- 1. The proposed development shall comply with all Rockdale County Land Disturbance requirements.
- 2. 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.
- 3. Hours of operation to be 8:00am to 5:00pm.
- 4. Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 50 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- 5. Medical treatment or care shall be practiced only within an enclosed building or structure. All utilities shall be placed underground.
- 6. Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- 7. The building or structure shall be designed to prevent the adverse impact of noise and/or odor from the animals on adjoining properties.