

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 1582 OLD COVINGTON HIGHWAY, CONYERS, GEORGIA FROM THE M-2 (GENERAL INDUSTRIAL) ZONING DISTRICT TO THE M-1 (LIMITED INDUSTRIAL) ZONING DISTRICT FOLLOWING APPLICATION FOR SAME; TO AUTHORIZE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, GEORGIA, REFLECTING SAID REZONING; TO IMPOSE CONDITIONS UPON THE AMENDMENT; 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:

CASE # 2019-06	REZONING OF .69 ACRES FROM M-2 (General Industrial) TO M-1 (Limited Industrial)
APPLICANT:	DiversiTech Corporation- 1582 Old Covington Highway, Conyers, GA
LOCATION:	Property is located at 1582 Old Covington Highway, Conyers, Georgia, Tax ID Parcel # 0430010001
LAND LOT(S):	266
DISTRICT:	16 th

; and

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of the Code of Rockdale County;

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 238-4 of the Code of Rockdale County, Georgia, as amended, the Official Zoning Map for Rockdale County, as amended, is hereby amended so as to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from M-2 (General Industrial) 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, attached hereto as Exhibit "B", which exhibit is hereby incorporated by this reference. 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, nor grant any variances from said regulations.

Section III

The Official Zoning Maps of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, are hereby amended to reflect the change in zoning of said properties authorized in Section I.

Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

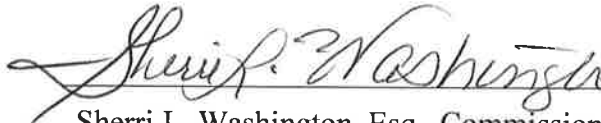
That this Ordinance shall become effective upon adoption.

This 23 day of April, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



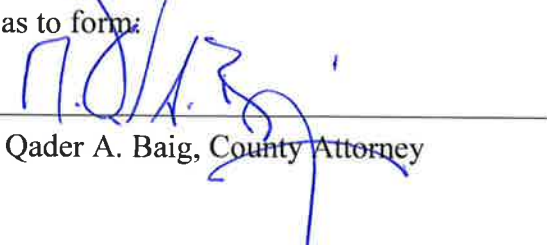
Dr. Doreen Williams, Commissioner Post II

Attest:

By: 

Jennifer Rutledge, County Clerk

Approved as to form:

By: 

M. Qader A. Baig, County Attorney

First reading: 2/24/2019

Second reading: 4/23/2019

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 237 of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

Beginning at intersection of the southerly right of way of Old Covington Highway and the easterly right of way of Blacklawn Road, THENCE South 00 degrees 44 minutes 41 seconds East for a distance of 316.50 feet to a point along the easterly right of way (60' R/W) of Blacklawn Road and being THE TRUE POINT OF BEGINNING.

THENCE South 88 degrees 13 minutes 00 seconds East for a distance of 300.00 feet to a point;

THENCE South 00 degrees 44 minutes 41 seconds East for a distance of 100.00 feet to a point;

THENCE North 88 degrees 13 minutes 00 seconds West for a distance of 300.00 feet to a point along the easterly right of way of Blacklawn Road;

THENCE North 00 degrees 44 minutes 41 seconds West for a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.69 acres more or less.