

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 0 LESTER RD NW WITH TAX PARCEL NO. 021001002M FROM THE M-1/C (LIMITED INDUSTRIAL WITH CONDITIONS OF APPROVAL) ZONING DISTRICT TO THE M2 (GENERAL INDUSTRIAL) ZONING DISTRICT; 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. 2021-09	Rezone 19.64 acres from M-1/C (Limited Industrial with Conditions of Approval) and M-2/C (General Industrial with Conditions of Approval) to M2 (General Industrial) for the purpose of creating access onto Lester Road.		
APPLICANT:	County Staff		
PROPERTY OWNER:	Rockdale County		
LOCATION:	0 Lester Rd NW, Conyers, GA, 30012 with Tax Parcel #021001002M.		
LAND LOT(S):	235	DISTRICT:	16th

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-4 of The Unified Development Code of Rockdale County, Georgia, as amended;

WHEREAS, the Future Land Use Map of Rockdale County's Comprehensive Plan designates said property as Light Industrial, which pursuant to Section 202-6 of The Code of Rockdale County permits the M2 (General Industrial) Zoning District;

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 further amended so as to rezone a 20.3-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on the Exhibit Plat attached hereto as Exhibit "B", from the M-1/C (Limited Industrial with Conditions of Approval) and M-2/C (General Industrial with Conditions of Approval) Zoning Districts to the M2 (General Industrial) Zoning District.

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 exhibit is hereby incorporated by this reference and applies to the 20.3-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.

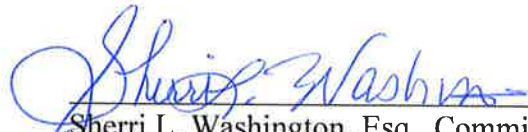
That this Ordinance shall become effective upon adoption.

This 10th day of August, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



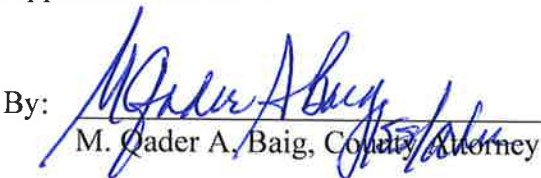
Dr. Doreen Williams, Commissioner Post II

Attest:



By: _____
Jennifer Rutledge, County Clerk

Approved as to Form:



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

First Reading: April 27, 2021

Second Reading: August 10, 2021

Exhibit "A"

Legal Description

ALL THAT TRACT or parcel of land lying and being in land lot 235 of the 16th District and being more particularly described as follows:

COMMENCE at the intersection of the west right-of-way of Lester Road (55' R/W) and the southern Right of Way of Plunkett Road (60' R/W), said point being an IPS ½" RB,

THENCE in a southeasterly direction along the western Right of Way of Lester Road South 09 degrees 03 minutes 45 seconds East for a distance of 66.43 feet to a point;

THENCE South 12 degrees 57 minutes 42 seconds East for a distance of 58.99 feet to a point;

THENCE South 16 degrees 12 minutes 51 seconds East for a distance of 112.34 feet to a point;

THENCE South 23 degrees 25 minutes 09 seconds East for a distance of 54.27 feet to a point;

THENCE South 39 degrees 04 minutes 53 seconds East for a distance of 65.54 feet to a point;

THENCE South 59 degrees 25 minutes 17 seconds East for a distance of 57.38 feet to a point;

THENCE South 65 degrees 56 minutes 09 seconds East for a distance of 57.45 feet to a point;

THENCE South 62 degrees 54 minutes 59 seconds East for a distance of 49.56 feet to a point;

THENCE South 54 degrees 42 minutes 37 seconds East for a distance of 51.82 feet to a point;

THENCE South 43 degrees 28 minutes 30 seconds East for a distance of 25.49 feet to a point, said point being on the western Right of Way of Lester Road;

THENCE leaving said Right of Way of Lester Road continue South 37 degrees 51 minutes 34 seconds West for a distance of 128.06 feet to a IPF CAP JCP 2705, said point being the TRUE POINT OF BEGINNING.

THENCE South 27 degrees 21 minutes 15 seconds West for a distance of 42.63 feet to an IPF ½" RB;

THENCE South 22 degrees 10 minutes 54 seconds West for a distance of 422.32 feet to a point;

THENCE South 32 degrees 50 minutes 52 seconds East for a distance of 392.11 feet to a point, said point being on the northwest side 31.11 feet of centerline creek;

THENCE along a tieline continue South 53 degrees 42 minutes 05 seconds West for a distance of 374.75 feet to a point, said point being the property corner;

THENCE North 89 degrees 22 minutes 56 seconds West for a distance of 798.07 feet to a point;

THENCE North 89 degrees 27 minutes 07 seconds West for a distance of 374.31 feet to a point;

THENCE North 00 degrees 48 minutes 24 seconds East for a distance of 150.00 feet to a point;

THENCE South 89 degrees 22 minutes 51 seconds East for a distance of 473.32 feet to a point;

THENCE North 01 degrees 22 minutes 13 seconds East for a distance of 634.91 feet to a point;

THENCE South 87 degrees 27 minutes 56 seconds East for a distance of 515.00 feet to a point;

THENCE North 59 degrees 31 minutes 03 seconds East for a distance of 415.75 feet to a point;

THENCE South 87 degrees 27 minutes 56 seconds East for a distance of 83.68 feet to the TRUE POINT OF BEGINNING.

Said property contains 17.75 Acres.

ALSO INCLUDING Tract 2 as depicted on Plat Book 41 Page 23 and described below:

ALL THAT TRACT or parcel of land lying and being in land lot 235 of the 16th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way of Plunkett Road (60'r/w) and the west right-of-way of Lester Road (55'r/w), thence South 15 degrees 58 minutes 47 seconds East for a distance of 299.48 feet to a point at the TRUE POINT OF BEGINNING.

THENCE South 39 degrees 04 minutes 53 seconds East for a distance of 56.31 feet to a point;

THENCE South 59 degrees 25 minutes 17 seconds East for a distance of 57.38 feet to a point;

THENCE South 65 degrees 56 minutes 09 seconds East for a distance of 57.45 feet to a point;

THENCE South 62 degrees 54 minutes 59 seconds East for a distance of 49.56 feet to a point;

THENCE South 54 degrees 42 minutes 37 seconds East for a distance of 51.82 feet to a point;

THENCE South 43 degrees 28 minutes 30 seconds East for a distance of 25.49 feet to an IPF 5/8" RB;

THENCE South 37 degrees 51 minutes 34 seconds West for a distance of 128.06 feet to an IPF CAP JCP 2705;

THENCE North 87 degrees 27 minutes 56 seconds West for a distance of 83.68 feet to a point;

THENCE North 16 degrees 38 minutes 24 seconds West for a distance of 276.30 feet to a point at the TRUE POINT OF BEGINNING.

Said property contains 0.66 acres.

LESS AND EXCEPT Tract 1 as depicted on Plat Book 41 Page 23 and described below:

ALL THAT TRACT or parcel of land lying and being in land lot 235 in the 16th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way of Plunkett Road (60'r/w) and the west right-of-way of Lester Road (55'r/w), thence South 16 degrees 17 minutes 48 seconds East for a distance of 575.78 feet to a point at the TRUE POINT OF BEGINNING.

THENCE South 15 degrees 46 minutes 13 seconds East for a distance of 58.46 feet to a point;

THENCE South 35 degrees 55 minutes 03 seconds West for a distance of 163.24 feet to a point;

THENCE South 70 degrees 09 minutes 38 seconds West for a distance of 400.55 feet to a point;

THENCE South 84 degrees 02 minutes 01 seconds West for a distance of 72.21 feet to a point;

THENCE North 08 degrees 51 minutes 36 seconds West for a distance of 121.12 feet to a point;

THENCE North 83 degrees 25 minutes 52 seconds West for a distance of 157.70 feet to a point;

THENCE South 87 degrees 27 minutes 56 seconds East for a distance of 377.64 feet to a point;

THENCE North 59 degrees 31 minutes 03 seconds East for a distance of 415.75 feet to a point at the TRUE POINT OF BEGINNING.

Said property contains 1.26 acres.

Said property contains a total combined 19.64 acres.

Exhibit "B"
Exhibit Plat



Exhibit "C"

Conditions of Zoning

1. No additional buffers are required as the Shipley Branch has required stream buffers on the eastern property line, GA Power Co. has a 125 Right-of-Way (ROW) that runs diagonal in the southeast corner, and Rockdale County owns the property in the R1 Zoning District to the south.

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



Type of Request: REZ Case #2021-09		County Clerk Use Only Ordinance #: 2021- <i>30</i>
☒ Submission Information Contact Name: Kalanos Johnson / Tiras Winn Petrea Department: Planning & Development	☒ Information Summary of Request: Second Reading. 0 Lester Rd NW with Tax Parcel #021001002M. A request by County Staff to rezone from M-1/C (Limited Industrial with Conditions of Approval) and M-2/C (General Industrial with Conditions of Approval) to M2 (General Industrial) for the purpose of creating access onto Lester Road.	
☒ Department Director/Elected Official Signature I have reviewed the attached, and it is approved as to substance. Signature: <i>Kalanos Johnson</i> Date: <i>7-23-21</i>	☐ Chief of Staff Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
☐ County Attorney Signature I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	☐ Director of Legislative Affairs/County Clerk Signature I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	

Notes and Comments:

April 20: First Reading Work Session;
 April 27: First Reading Voting Session;
 July 8: Planning Commission;
 July 22: Board of Commissioners' Zoning Public Hearing;
 August 3: Second Reading Work Session;
 August 10: Second Reading Voting Session.