

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 0 GEE'S MILL NE FROM R1 TO M1; 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. 2021-19	Rezone 30.446 acres from R1 (Single Family-Residential) to M1 (Limited Industrial) to allow the development of a 495,040 SF industrial facility.		
APPLICANT:	John Andrew Nix		
PROPERTY OWNER:	Jennell Whitley Trowell and Harry Trowell		
LOCATION:	0 Gee's Mill Rd NE, Conyers, GA, 30012		
LAND LOT(S):	344 and 347	DISTRICT:	16th
TAX PARCEL NO.:	071001010E		

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 Ordinance of Rockdale County, Georgia, as amended;

WHEREAS, the Future Land Use Map of Rockdale County's Comprehensive Plan designate said property as Light Industrial, which pursuant to Section 202-6 permits the M1 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 the 30.446 -acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on the ALTA/NSPSS Land Title Survey attached hereto as Exhibit "B", from R1 to M1.

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 the concept plan attached hereto as Exhibit "D", is hereby incorporated by this reference and applies to the 30.446 -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.

Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

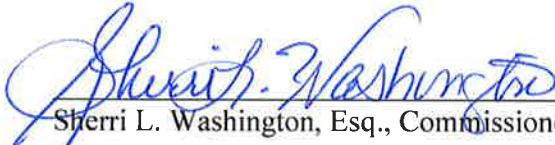
That this Ordinance shall become effective upon adoption.

This 28th day of March, 2022.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I

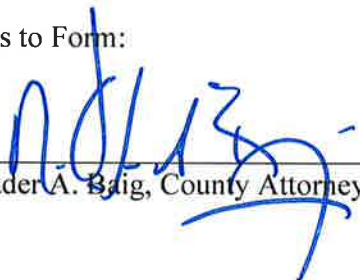


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to Form:

By: 
M. Qader A. Baig, County Attorney

First Reading: 9/28/2021

Second Reading: 3/8/2022

Exhibit "A"
Legal Description

All that Tract or Parcel of land, lying and being located in Land Lots 344 and 347 of the 16th Land District, Rockdale County, Georgia, containing 30.446 Acres, more or less and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence from the center line intersection of Gees Mill Road and Sigman Road; thence proceed North 82 degrees 01 minutes 57 seconds East for a distance of 733.81 feet to a 1/2" rebar found on the northernmost 80 foot Right of Way of Gees Mill Road and the **TRUE POINT OF BEGINNING**.

Thence, from said **TRUE POINT OF BEGINNING**, departing said right of way, proceed the following: North 00 degrees 30 minutes 53 seconds West for a distance of 1158.74 feet to a 1/2" rebar found; thence North 00 degrees 30 minutes 53 seconds West for a distance of 348.51 feet to a rock corner found; thence South 89 degrees 25 minutes 21 seconds East for a distance of 457.13 feet to a 1/2" rebar set; thence South 89 degrees 28 minutes 21 seconds East for a distance of 142.80 feet to a 1/2" rebar set; thence South 89 degrees 26 minutes 57 seconds East for a distance of 253.98 feet to a 1" open top found; thence South 88 degrees 01 minutes 16 seconds East for a distance of 44.36 feet to a 1" open top found; thence South 88 degrees 01 minutes 16 seconds East for a distance of 10.06 feet to a point in the center line of a creek; thence following the meanders of the center line of a creek as the property line the following: thence South 11 degrees 21 minutes 11 seconds East for a distance of 18.74 feet to a point; thence South 12 degrees 20 minutes 39 seconds East for a distance of 30.55 feet to a point; thence South 31 degrees 18 minutes 56 seconds East for a distance of 8.55 feet to a point; thence South 47 degrees 48 minutes 43 seconds East for a distance of 20.97 feet to a point; thence South 33 degrees 05 minutes 49 seconds East for a distance of 21.96 feet to a point; thence South 23 degrees 46 minutes 07 seconds East for a distance of 14.86 feet to a point; thence South 06 degrees 31 minutes 29 seconds East for a distance of 23.12 feet to a point; thence South 43 degrees 38 minutes 35 seconds East for a distance of 7.74 feet to a point; thence South 12 degrees 50 minutes 59 seconds West for a distance of 9.41 feet to a point; thence South 17 degrees 50 minutes 45 seconds West for a distance of 7.96 feet to a point; thence South 07 degrees 05 minutes 56 seconds East for a distance of 5.41 feet to a point; thence South 70 degrees 52 minutes 00 seconds East for a distance of 5.90 feet to a point; thence North 70 degrees 53 minutes 34 seconds East for a distance of 3.52 feet to a point; thence South 36 degrees 02 minutes 10 seconds East for a distance of 15.10 feet to a point; thence South 20 degrees 31 minutes 05 seconds West for a distance of 15.37 feet to a point; thence South 24 degrees 53 minutes 54 seconds West for a distance of 15.55 feet to a point; thence South 28 degrees 29 minutes 42 seconds West for a distance of 18.39 feet to a point; thence South 12 degrees 13 minutes 47 seconds West for a

distance of 15.20 feet to a point; thence South 04 degrees 19 minutes 27 seconds West for a distance of 44.99 feet to a point; thence South 12 degrees 06 minutes 44 seconds East for a distance of 19.44 feet to a point; thence South 02 degrees 43 minutes 12 seconds West for a distance of 28.14 feet to a point; thence South 13 degrees 51 minutes 53 seconds East for a distance of 17.63 feet to a point; thence South 03 degrees 23 minutes 00 seconds East for a distance of 33.09 feet to a point; thence South 15 degrees 51 minutes 00 seconds East for a distance of 16.28 feet to a point; thence South 01 degrees 39 minutes 58 seconds East for a distance of 20.97 feet to a point; thence South 00 degrees 18 minutes 11 seconds West for a distance of 9.91 feet to a point; thence South 04 degrees 41 minutes 18 seconds West for a distance of 24.10 feet to a point; thence South 03 degrees 51 minutes 21 seconds West for a distance of 12.81 feet to a point; thence South 04 degrees 43 minutes 37 seconds East for a distance of 20.64 feet to a point; thence South 11 degrees 47 minutes 02 seconds East for a distance of 19.01 feet to a point; thence South 09 degrees 43 minutes 36 seconds East for a distance of 19.45 feet to a point; thence South 02 degrees 33 minutes 34 seconds West for a distance of 18.06 feet to a point; thence South 01 degrees 49 minutes 44 seconds East for a distance of 10.78 feet to a point; thence South 16 degrees 25 minutes 21 seconds East for a distance of 20.96 feet to a point; thence South 03 degrees 48 minutes 48 seconds West for a distance of 15.37 feet to a point; thence South 14 degrees 35 minutes 32 seconds East for a distance of 18.48 feet to a point; thence North 80 degrees 43 minutes 23 seconds East for a distance of 17.06 feet to a point; thence North 72 degrees 04 minutes 36 seconds East for a distance of 14.23 feet to a point; thence South 64 degrees 58 minutes 30 seconds East for a distance of 15.36 feet to a point; thence South 31 degrees 28 minutes 32 seconds East for a distance of 9.17 feet to a point; thence South 15 degrees 23 minutes 26 seconds East for a distance of 18.61 feet to a point; thence South 32 degrees 57 minutes 11 seconds West for a distance of 12.36 feet to a point; thence South 54 degrees 19 minutes 55 seconds West for a distance of 18.90 feet to a point; thence South 13 degrees 38 minutes 04 seconds West for a distance of 8.27 feet to a point; thence South 06 degrees 55 minutes 32 seconds West for a distance of 9.46 feet to a point; thence South 54 degrees 13 minutes 36 seconds West for a distance of 10.16 feet to a point; thence North 83 degrees 34 minutes 49 seconds West for a distance of 16.54 feet to a point; thence North 08 degrees 27 minutes 53 seconds West for a distance of 5.95 feet to a point; thence North 29 degrees 15 minutes 43 seconds West for a distance of 8.67 feet to a point; thence North 08 degrees 29 minutes 22 seconds West for a distance of 13.40 feet to a point; thence North 22 degrees 35 minutes 05 seconds East for a distance of 9.91 feet to a point; thence North 52 degrees 04 minutes 35 seconds West for a distance of 8.45 feet to a point; thence North 82 degrees 56 minutes 23 seconds West for a distance of 8.27 feet to a point; thence South 87 degrees 57 minutes 09 seconds West for a distance of 10.69 feet to a point; thence South 45 degrees 21 minutes 14 seconds West for a distance of 11.35 feet to a point; thence South 44 degrees 08 minutes 35 seconds West for a distance of 13.95 feet to a point; thence South 03 degrees

54 minutes 26 seconds West for a distance of 14.47 feet to a point; thence South 14 degrees 40 minutes 49 seconds East for a distance of 10.72 feet to a point; thence South 09 degrees 14 minutes 52 seconds West for a distance of 10.97 feet to a point; thence South 10 degrees 26 minutes 01 seconds East for a distance of 6.00 feet to a point; thence South 36 degrees 00 minutes 34 seconds East for a distance of 9.07 feet to a point; thence South 03 degrees 27 minutes 37 seconds West for a distance of 8.33 feet to a point; thence South 12 degrees 55 minutes 59 seconds East for a distance of 11.07 feet to a point; thence South 37 degrees 16 minutes 15 seconds East for a distance of 6.60 feet to a point; thence South 24 degrees 36 minutes 52 seconds East for a distance of 22.24 feet to a point; thence South 42 degrees 31 minutes 56 seconds East for a distance of 16.59 feet to a point; thence South 46 degrees 39 minutes 38 seconds East for a distance of 29.13 feet to a point; thence South 24 degrees 46 minutes 20 seconds East for a distance of 13.00 feet to a point; thence South 44 degrees 37 minutes 36 seconds East for a distance of 9.46 feet to a point; thence South 88 degrees 44 minutes 43 seconds East for a distance of 5.29 feet to a point; thence South 73 degrees 13 minutes 18 seconds East for a distance of 10.13 feet to a point; thence South 55 degrees 46 minutes 04 seconds East for a distance of 12.79 feet to a point; thence South 40 degrees 06 minutes 50 seconds East for a distance of 28.34 feet to a point; thence South 34 degrees 15 minutes 28 seconds East for a distance of 21.83 feet to a point; thence South 23 degrees 29 minutes 43 seconds East for a distance of 12.80 feet to a point; thence South 11 degrees 27 minutes 53 seconds West for a distance of 3.00 feet to a point; thence South 35 degrees 38 minutes 00 seconds West for a distance of 7.82 feet to a point; thence South 45 degrees 27 minutes 15 seconds West for a distance of 22.48 feet to a point; thence departing said center line of a creek, proceed the following: North 85 degrees 48 minutes 59 seconds West for a distance of 20.00 feet to a 1/2" rebar set; thence North 85 degrees 48 minutes 59 seconds West for a distance of 224.10 feet to a 1/2" rebar found; thence South 00 degrees 16 minutes 01 seconds West for a distance of 403.04 feet to a 1/2" rebar found; thence South 00 degrees 16 minutes 01 seconds West for a distance of 241.03 feet to a 1-3/4" open top found on the northernmost 80 foot Right of Way of Gees Mill Road; thence proceed along the northernmost 80 foot Right of Way of Gees Mill Road, the following: thence North 86 degrees 00 minutes 38 seconds West for a distance of 79.76 feet to a point; thence along a curve turning to the left with an arc length of 580.45 feet, a radius of 4064.04 feet, a chord bearing of South 89 degrees 53 minutes 52 seconds West and a chord length of 579.96 feet to a point; thence South 85 degrees 48 minutes 22 seconds West for a distance of 124.59 feet to a 1/2" rebar found and the **TRUE POINT OF BEGINNING**.

Said property contains 30.446 Acres more or less.

(THIS METES AND BOUNDS DESCRIPTION IS ONE AND THE SAME AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE TITLE NO. NCS-1059660-ATL, COMMITMENT DATE: APRIL 04, 2021 AT 07:30 AM)

Exhibit "B"
ALTA/NSPSS Land Title Survey

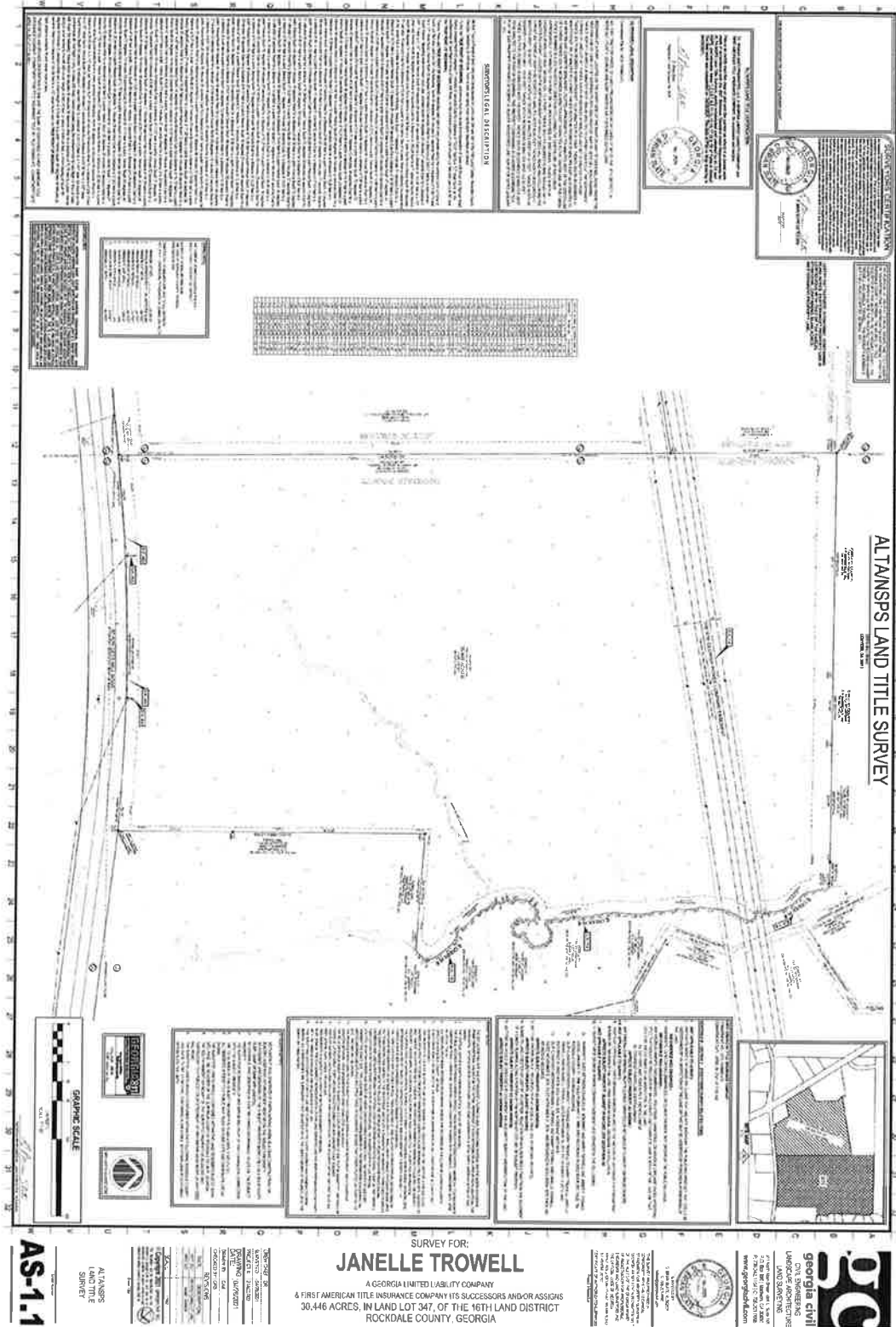


Exhibit "C"
Conditions of Zoning

Proposed Conditions

1. The Rezoning Site Plan prepared by Georgia Civil Engineering, dated April 26, 2021, shall become the guiding layout and design. The actual location of the water quality and stormwater management facility, streets, sidewalks, and other depicted improvements shall be subject to actual site conditions and the requirements of the Code of Rockdale County.
2. The applicant shall provide a Traffic Impact Study with the Land Disturbance Permit (LDP). Any recommendations for improvements shall be required to be shown on the LDP. Additionally, as determined by 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.

Exhibit "D" Concept Plan

