

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2037 SE OLD SALEM ROAD FROM AR (AGRICULTURAL RESIDENTIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL); 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.	Rezone 1.9 acres from AR (Agricultural Residential) District to R-1 (Single Family Residential) District for detached single-family development.		
APPLICANT:	Edwina Schick		
PROPERTY OWNER:	Edwina Schick		
LOCATION:	2037 SE Old Salem Road		
LAND LOT(S):	237	DISTRICT:	10 th
TAX PARCEL NO.:	0760030011		

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 Medium Density.

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 the -acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from AR (Agricultural Residential) to R-1 (Single Family Residential).

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning in Exhibit "C", and applies to the 1.9-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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 10th day of December, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

abstained

Osborn Nesbitt, Sr., Chairman

Sherri L. Washington
Sherri L. Washington, Commissioner Post I

Doreen Williams
Dr. Doreen Williams, Commissioner Post II

Attest:

By: Jennifer Rutledge
Jennifer Rutledge, County Clerk

Approved as to Form:

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

First Reading: 7/23/2024

Second Reading: 12/10/2024

EXHIBIT "A"
LEGAL DESCRIPTION

A/k/a Gayle Bourdonnay Witiw

party or parties of the first part, hereinafter referred to as "Grantor",
and **Edwina Schick**

party or parties of the second part hereinafter referred to as "Grantee",
the words "Grantor" and "Grantee" to include the neuter, masculine and
feminine genders, the singular and plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and
other good and valuable consideration delivered to Grantor by Grantee at
and before the execution, sealing and delivery hereof, the receipt and
sufficiency of which is hereby acknowledged, Grantor, has and hereby does
grant bargain, sell and convey unto Grantee and the heirs, legal
representatives, successors and assigns of Grantee the following
described property, to-wit:

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING in Land Lot 237,
of the 10th District of Rockdale County, Georgia; being more particularly
described as follows:

Beginning at an iron pin set at the corner formed by the
intersection of the northern right of way of Lambeth Way (60-foot right
of way) with the western right of way of Old Salem Road (80-foot right
of way) thence running along the northern right of way of Lambeth Way
South 89 degrees 15 minutes West 337.0 feet to an iron pin found at
corner; thence leaving the right of way of Lambeth Way running North 00
degrees 45 minutes West 243.0 feet to an iron pin found at corner; thence
running North 89 degrees 15 minutes East 337.0 feet to an iron pin found
at corner on the western right of way of Old Salem Road; thence running
along the right of way of Old Salem Road running South 00 degrees 45
minutes East 243.0 feet to the point of beginning

TO HAVE AND TO HOLD said tract or parcel of land, together with any
and all of the rights, members and appurtenances thereof to the same
being, belonging or in anywise appertaining to the only proper use,
benefit and behoof of the Grantee and the heirs, legal representatives,
successors and assigns of Grantee, forever, in fee simple.

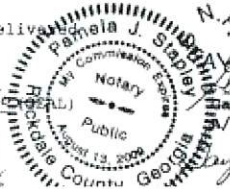
GRANTOR SHALL WARRANT and forever defend the right and title to said
tract or parcel of land unto the Grantee and the heirs, legal
representatives, successors and assigns of Grantee, against the claims
of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the
day and year first above written.

Signed, sealed and delivered
in the presence of:

Patricia E. Natic

UNOFFICIAL WITNESS
Patricia E. Natic



A/k/a Gayle Bourdonnay Witiw
Edwina Schick

EXHIBIT "B" SURVEY PLAT

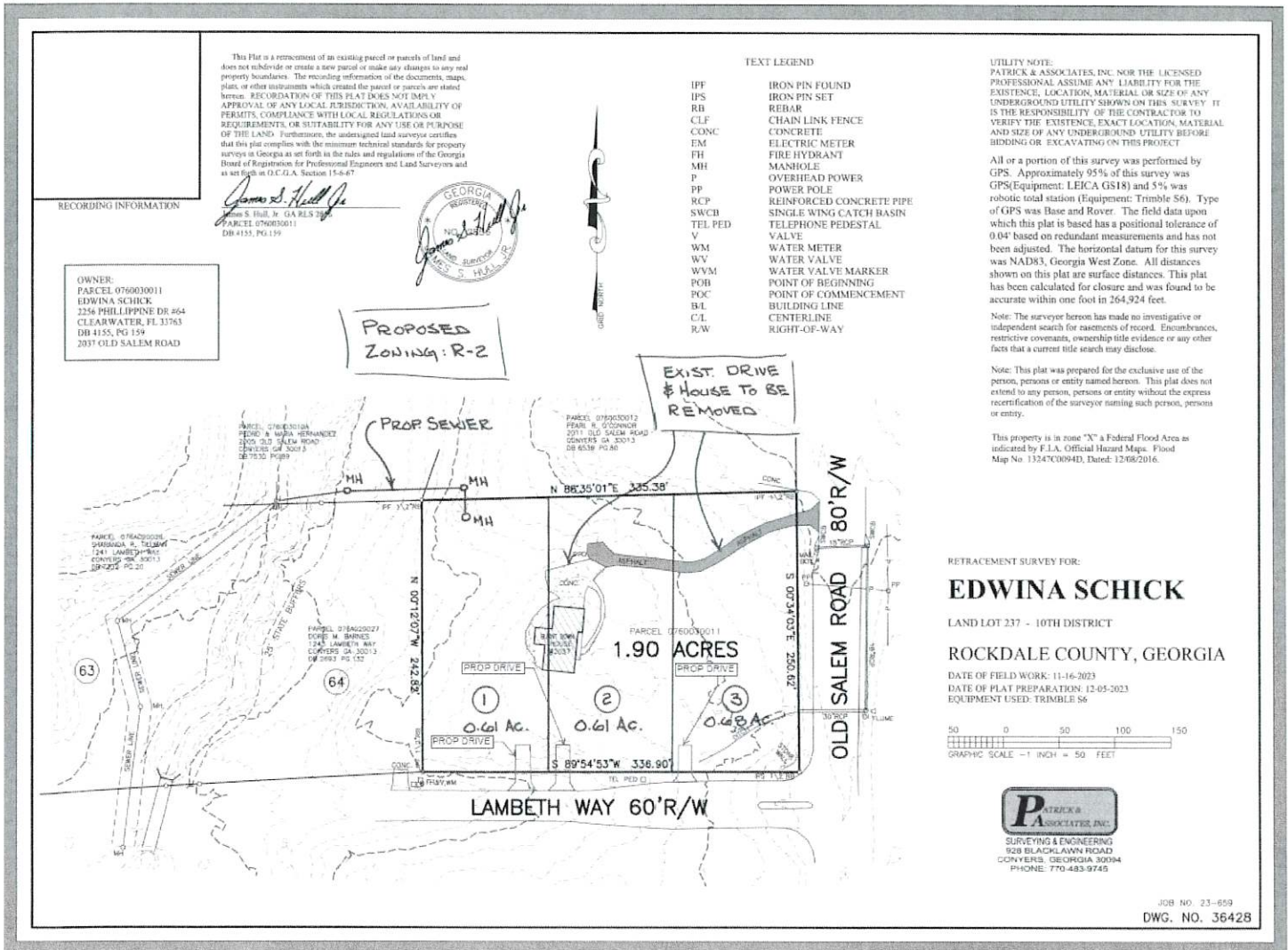


EXHIBIT "C"
CONDITIONS

1. The site shall be developed in compliance with the R-1 Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Board of Adjustment.
2. Proposed development to consist of reduced lot sizes of 0.61, 0.61, and 0.68 acres upon approval of a variance by the Board of Adjustment.
3. Should the rezoning application be approved, a subdivision application must be submitted to the Department of Planning and Development to separate the parcel into 3 tracts.
4. Proposed development must comply with all Rockdale County Land Disturbance requirements. Tree protection and replacement required per Rockdale County Tree Ordinance.
5. Natural vegetation shall remain on the property until the issuance of a development permit.
6. All three residences shall be for sale and not for rent.