

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1362 AND 1390 NW ROCKBRIDGE ROAD FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-3 (MULTI-FAMILY RESIDENTIAL) TO M-1 (LIMITED INDUSTRIAL); 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. 2024-20	Rezone 47.72 acres from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) to allow the property located at 1362 and 1390 NW Rockbridge Road to be developed with a construction company's headquarters.		
APPLICANT:	Pittman Construction Company		
PROPERTY OWNER:	Veritas Group LLC, Pamela A. Meadows, and Pamela A. Meadows as Executor of the Estate of Joanne Mumpher		
LOCATION:	1362 and 1390 NW Rockbridge Road		
LAND LOT:	265 and 285	DISTRICT:	16 th
TAX PARCEL NO.:	0410010013, 041001013H, 041001013J, 041001013K		

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 Low Density Residential.

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 47.72-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial 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", and applies to the 47.72-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.

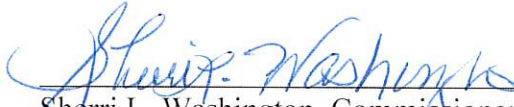
That this Ordinance shall become effective upon adoption.

This 10th day of December, 2024.

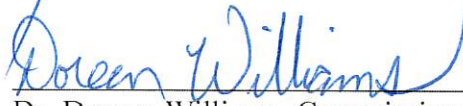
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman

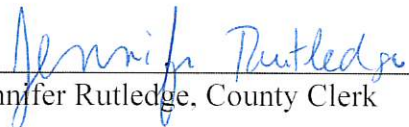


Sherri L. Washington, Commissioner Post I



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: 10/8/2024

Second Reading: 12/10/2024

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42" West a distance of 40.6 feet to a 1/2" rebar found on the westerly Right of Way of Rockbridge Road; thence running along said Right of Way the following courses: North 00° 43' 30" East a distance of 166.06 feet to a point; thence North 87° 44' 35" West a distance of 21.14 feet to a point; thence running along a curve to the left an arc length of 206.62 feet, (said curve having a radius of 6956.39 feet, with a chord bearing of North 01° 31' 56" West, and a chord length of 206.61 feet) to a point; thence North 02° 56' 57" West a distance of 153.92 feet to a point; thence running along a curve to the right an arc length of 301.75 feet, (said curve having a radius of 3142.43 feet, with a chord bearing of North 00° 26' 19" West, and a chord length of 301.64 feet) to a point; thence North 02° 36' 28" East a distance of 279.10 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way South 87° 55' 51" West a distance of 1316.97 feet to a 1/2" rebar found; thence North 34° 16' 50" West a distance of 342.69 feet to an iron pin set; thence North 86° 20' 26" West a distance of 132.60 feet to a 1" open top pipe; thence North 10° 57' 45" East a distance of 651.31 feet to a 2" open top pipe; thence South 73° 12' 08" East a distance of 1557.27 feet to an iron pin set on the Westerly right of way of Rockbridge Road (variable right of way); thence running along said right of way a curve to the right with an arc length of 359.01 feet, (said curve having a radius of 1571.56 feet, with a chord bearing of South 04° 42' 44" East, and a chord length of 358.23 feet) to an iron pin set; thence continuing along said right of way South 01° 58' 55" West a distance of 76.49 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 23.938 Acres (1,042,758 Square Feet).

PARCEL 2:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, a portion thereof in the City of Conyers, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42" West a distance of 40.6 feet to a 1/2" rebar found on the westerly Right of Way of Rockbridge Road, said point being the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way North 89° 06' 55" West a distance of 619.21 feet to a 1/2" rebar found; thence North 34° 24' 36" West a distance of 586.68 feet to a 1/2" rebar found; thence North 87° 54' 27" East a distance of 918.82 feet to a 1/2" rebar found on the westerly right of way of Rockbridge Road (variable right of way); thence along said right of way the following courses South 02° 56' 57" East a distance of 153.92 feet to an iron pin set; thence running along a curve to the Right an arc length of 206.62 feet, (said curve having a radius of 6,956.39 feet, with a chord bearing of South 01° 31' 56" East, and a chord length of 206.61 feet) to a 5/8" rebar found; thence South 87° 44' 35" East a distance of 21.14 feet to an iron pin set; thence South 00° 43' 30" West a distance of 166.06 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 8.970 Acres (390,754 Square Feet).

PARCEL 3:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42" West a distance of 40.6 feet to a 1/2" rebar found on the westerly Right of Way of Rockbridge Road; thence running along said Right of Way the following courses: North 00° 43' 30" East a distance of 166.06 feet to a point; thence North 87° 44' 35" West a distance of 21.14 feet to a point; thence running along a curve to the left an arc length of 206.62 feet, (said curve having a radius of 6956.39 feet, with a chord bearing of North 01° 31' 56" West, and a chord length of 206.61 feet) to a point; thence North 02° 56' 57" West a distance of 153.92 feet to the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way South 87° 54' 27" West a distance of 918.82 feet to a 1/2" rebar found; thence North 34° 22' 36" West a distance of 686.32 feet to a 1/2" rebar found; thence North 87° 55' 51" East a distance of 1316.97 feet to a 1/2" rebar found on the northwesterly right of way of Rockbridge Road (variable right of way); thence along said right of way the following courses South 02° 36' 28" West a distance of 279.10 feet to a right of way monument found; thence running along a curve to the left an arc length of 301.75 feet, (said curve having a radius of 3,142.43 feet, with a chord bearing of South 00° 26' 19" East, and a chord length of 301.64 feet) to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 14.814 Acres (645,309 Square Feet).

EXHIBIT "B"
SURVEY PLAT

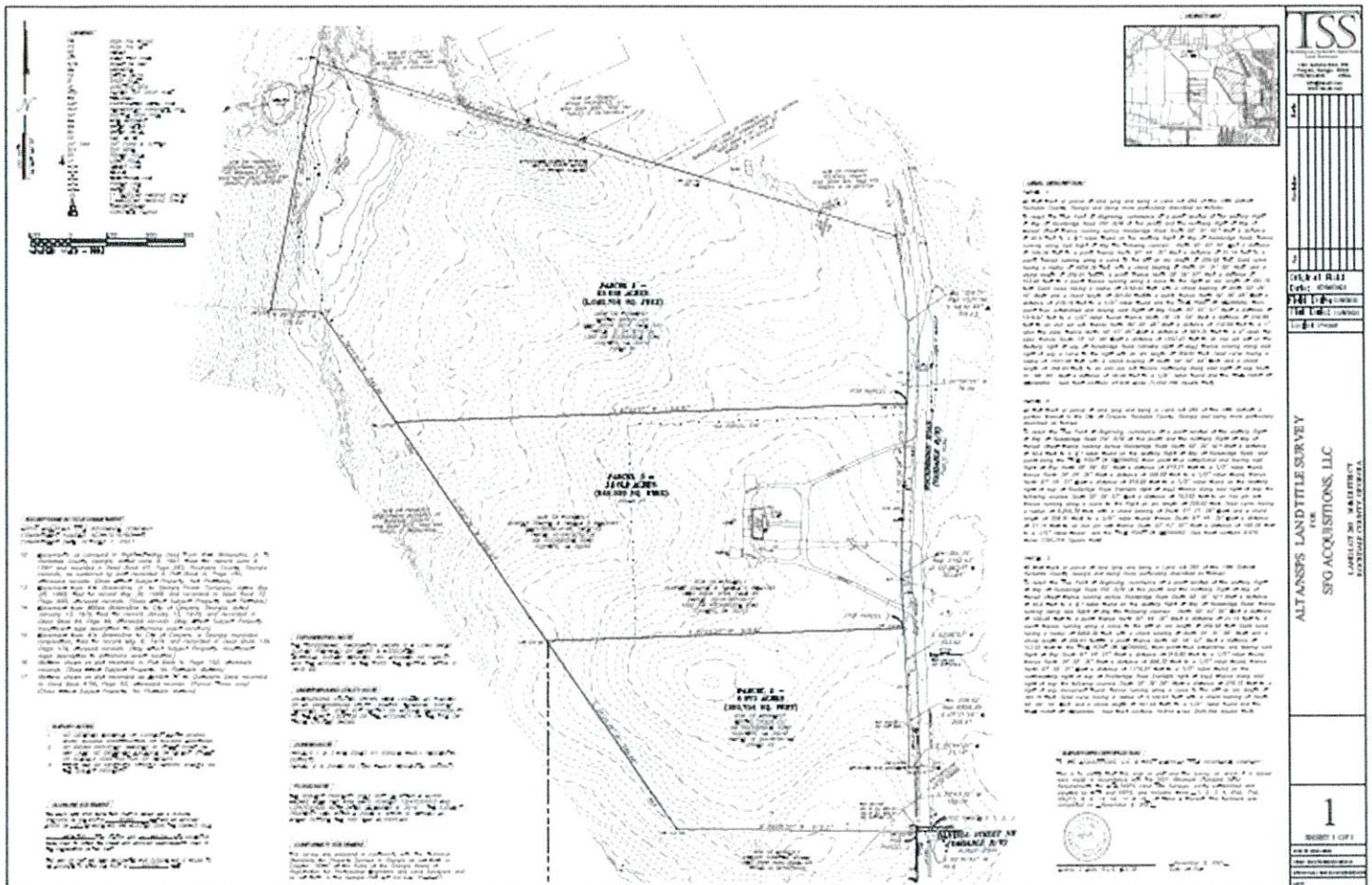


EXHIBIT "C"
CONDITIONS OF ZONING

1. The proposed development must comply with all Rockdale County Land Disturbance requirements.
2. The proposed development must comply with all Rockdale County Standard Design and Construction Details.
3. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the M-1 (Limited Industrial) Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. A 20-foot-wide landscape strip shall be provided along the frontage of the development. Trees may be planted in groups rather than in a single line.
5. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
6. Outdoor storage shall be set back at least 15 feet from any side or rear property lines.
7. Outdoor storage shall be screened by a solid fence or wall at least eight feet high or as required to screen view from adjacent property and public streets.
8. All utilities shall be placed underground.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
- 10. All equipment-vehicle access to and from the Subject Property shall be via Rockbridge Road. Equipment vehicles shall not travel to/from the Subject Property along Rockbridge Road south of the Subject Property. Appropriate signage shall be installed and maintained on the Subject Property directing equipment-vehicle traffic to exit heading north on Rockbridge Road.**
- 11. The developer shall install a deceleration lane in accordance with the Rockdale County standards and specifications.**
- 12. No concrete mixing shall be permitted on the Subject Property.**
- 13. The applicant shall provide a Tree and Landscape Plan with the submittal of an application for a Land Disturbance Permit (LDP).**