

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1529 FARMER RD NW FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO M-2 (GENERAL INDUSTRIAL 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. 2024-23	To Rezone a 1.03-acre property at 1529 Farmer Rd NW from R-1 (Single-Family Residential) to M-2 (General Industrial District) for an Auto Body Shop.		
APPLICANT:	Marshanda R Ferrell for Oral C Clarke		
PROPERTY OWNER:	Oral C Clarke		
LOCATION:	1529 Farmer Rd NW, Conyers, GA 30012		
LAND LOT(S):	245	DISTRICT:	16th
TAX PARCEL NO.:	0220010015		

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 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 a 1.03-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) to M-2 (General 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 1.03-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.

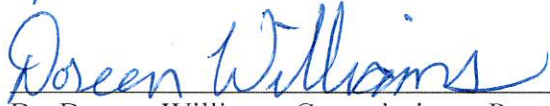
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman

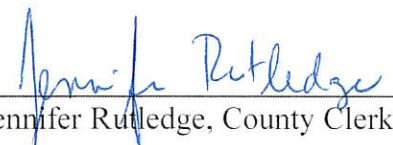


Sherri L. Washington, Commissioner Post I

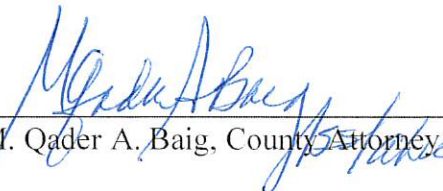


Dr. Doreen Williams, Commissioner Post II

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

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 236 & 245; 16TH DISTRICT; ROCKDALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE ON A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE FOR SIGMAN ROAD (100-FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE FOR FARMER ROAD (RIGHT-OF-WAY VARIES). THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR FARMER ROAD, IN A SOUTHERLY DIRECTION, A DISTANCE OF 496.0 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING. THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 70 DEGREES 06 MINUTES 32 SECONDS EAST, A DISTANCE OF 114.44 FEET TO A REBAR FOUND; THENCE SOUTH 00 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 483.81 FEET TO A POINT; THENCE NORTH 56 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 143.45 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 124.35 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 105.00 FEET TO A POINT (1-INCH OPEN-TOP PIPE FOUND 2.9 FEET EAST); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 173.20 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE FOR FARMER ROAD (RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 43.76 FEET AND A RADIUS OF 365.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 45 MINUTES 25 SECONDS EAST, A DISTANCE OF 43.73 FEET TO AN AFOREMENTIONED POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.030 ACRES, OR 44,875 SQUARE-FEET, MORE OR LESS, PREPARED BY SURVEY SYSTEMS & ASSOC., INC., DATED 09/21/22, RECORDED IN PLAT BOOK 42, PAGE 48, ROCKDALE COUNTY, GEORGIA RECORDS.

For Informational Purposes Only:

Situs Address: 1529 Farmer Road NW, Conyers, GA 30012

Tax Parcel ID: 0220010015

EXHIBIT "B"
SURVEY PLAT

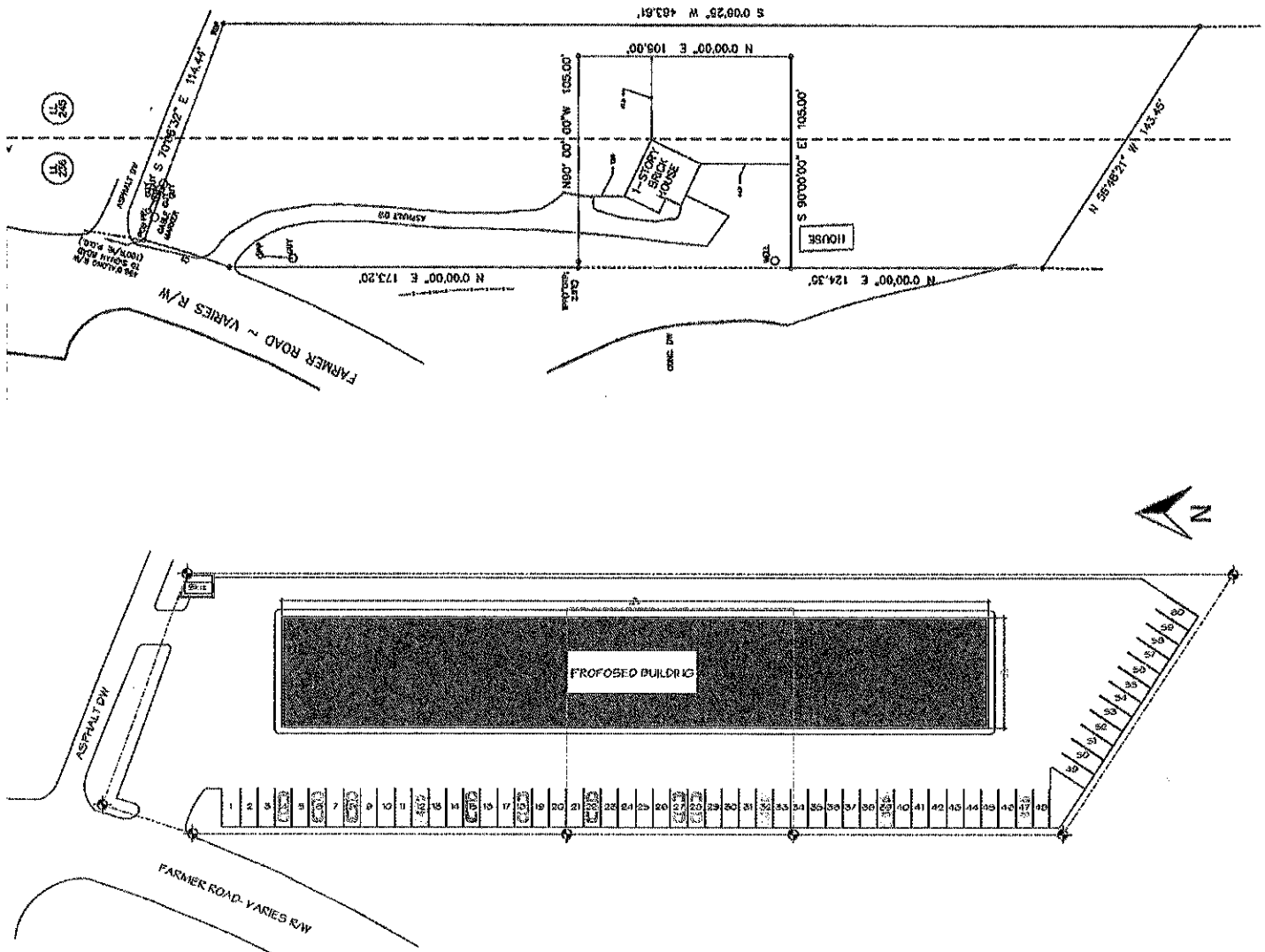


EXHIBIT "C"
CONDITIONS OF ZONING

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-2 (General Industrial) Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. A 100-foot-wide transitional buffer shall be established between the auto body shop and adjacent residential property, unless otherwise reduced through approval of an administrative variance.
5. General industrial uses shall be permitted with the exception of the following uses:
 - a. Cement manufacturing.
 - b. Chemical laboratories and manufacturing facilities.
 - c. Fabricated metal product manufacturing.
 - d. Nonmetallic mineral product manufacturing.
 - e. Open yard storage business.
 - f. Paint manufacturing.
 - g. Processing plant and manufacturing facility for hazardous materials.
 - h. Recycling centers and recovered materials processing facilities.
 - i. Solid waste handling facilities.
 - j. Transportation equipment manufacturing.
 - k. Waste management and remediation services.
6. Should the rezoning request be approved, the applicant shall submit a combination plat prior to requesting a land disturbance permit.
7. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
8. 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.
9. All utilities shall be placed underground.
10. Natural vegetation shall remain on the property until the issuance of a development permit.