

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A VETERINARY CLINIC ON AN A-R ZONED PROPERTY AT 2156 TUCKER MILL ROAD SW; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS an application for a zoning decision, specifically Special Use Permit No. 2024-04, on certain property described below was filed with Rockdale County, Georgia, which involved the following:

SPECIAL USE PERMIT CASE NO. 2024-04	Authorize a Special Use Permit for a veterinary clinic on a 14.27-acre A-R (Agricultural Residential) zoned property at 2156 Tucker Mill Rd SW.		
APPLICANT:	Glyne Greenidge		
PROPERTY OWNER:	Glyne Greenidge		
LOCATION:	2156 Tucker Mill Rd SW, Conyers GA 30094		
LAND LOT(S):	207	DISTRICT:	11 th
TAX PARCEL NO.:	029002013E	TOTAL ACREAGE:	14.27

WHEREAS, said proposal was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-6 of The Unified Development Ordinance of Rockdale County, Georgia, as amended.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

Pursuant to the provisions of Section 238-6 of the UDO, Special Use Permit 2024-04 for a Veterinary Clinic per zoning regulations listed under Section 218-1 Table of Permitted Uses is hereby granted on said property, more particularly described in the legal descriptions attached hereto as Exhibit "A" and shown on the site plan attached hereto as Exhibit "B."

Section II

The Special Use Permit authorized in Section I is approved subject to all conditions, including any conditions of zoning attached hereto as Exhibit "C". All permits issued pursuant to this Special Use Permit shall be in strict compliance with any and all conditions, as well as all other applicable provisions of the Code of Rockdale County. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations, nor grant any variances from said 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 authorization of Special Use Permit 2024-04 on said property as authorized in Section I, along with the conditions authorized in Section II.

Section IV

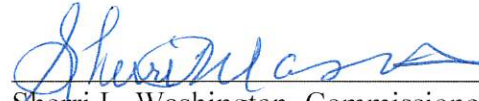
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

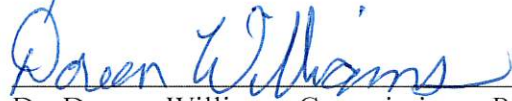
This 10th day of December, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

Osborn Nesbitt, Sr., Chairman



Sherri L. Washington, Commissioner Post I

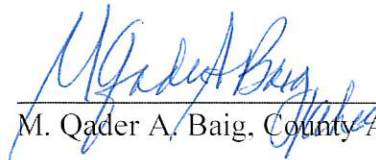


Dr. Doreen Williams, Commissioner Post II

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

D: DEED B: 6636 P: 219 03/09/2020 03:18 PM
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Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 207 of the 11th Land District of Rockdale County, Georgia, consisting of 14.27 acres and is more particularly described as follows:

To find the TRUE POINT OF BEGINNING, start at a point where the center line of Morrison Road, if extended, intersects with the easterly right-of-way of Tucker Mill Road and run along the southeast side of Tucker Mill Road, in a northeasterly direction a distance of 424.80 feet, continuing thence along Tucker Mill Road North 11 degrees 50 minutes 25 seconds East a distance of 165.82 feet to an iron pin found on the northern side of Happy Hollow Court (private drive) and the southeast side of Tucker Mill Road, and the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING, run thence along the right-of-way of Tucker Mill Road North 11 degrees 50 minutes 25 seconds a distance of 55.26 feet to a point, thence North 12 degrees 12 minutes 12 seconds East a distance of 187.73 feet to a point, thence North 12 degrees 29 minutes 24 seconds East a distance of 99.75 feet to a point, thence North 13 degrees 24 minutes 43 seconds East a distance of 99.71 feet to a point, thence North 13 degrees 57 minutes 00 seconds East a distance of 99.73 feet to a point, thence North 14 degrees 54 minutes 08 seconds East a distance of 99.72 feet to a point, thence North 14 degrees 17 minutes 53 seconds East a distance of 100.58 feet to a point, thence North 9 degrees 27 minutes 36 seconds East a distance of 80.81 feet to an iron pin set, thence leaving said right-of-way South 71 degrees 27 minutes 37 seconds East a distance of 216.84 feet, continuing South 71 degrees 27 minutes 37 seconds East a distance of 237.04 feet to a 24 inch oak on the bank of a gully, thence South 78 degrees 54 minutes 42 seconds East a distance of 346.07 feet, thence South 24 degrees 10 minutes 20 seconds East a distance of 268.33 feet, thence South 6 degrees 55 minutes 20 seconds West a distance of 289.35 feet, thence South 85 degrees 17 minutes 01 seconds West a distance of 524.63 feet to a point on the north side of Happy Hollow Court (private drive), running thence along the arc of a curve westerly along said Happy Hollow Court (private drive) 64.33 feet, said curve having a radius of 50 feet and being subtended by a chord having a chord bearing of South 85 degrees 17 minutes 01 seconds West and a chord distance of 59.98 feet, thence South 85 degrees 17 minutes 01 seconds West 6.99 feet to a point, thence South 88 degrees 35 minutes 37 seconds West a distance of 438.88 feet to the TRUE POINT OF BEGINNING.

Said tract contains 14.27 acres and is part of Tax Parcel 029002013E.

EXHIBIT "B"
SURVEY

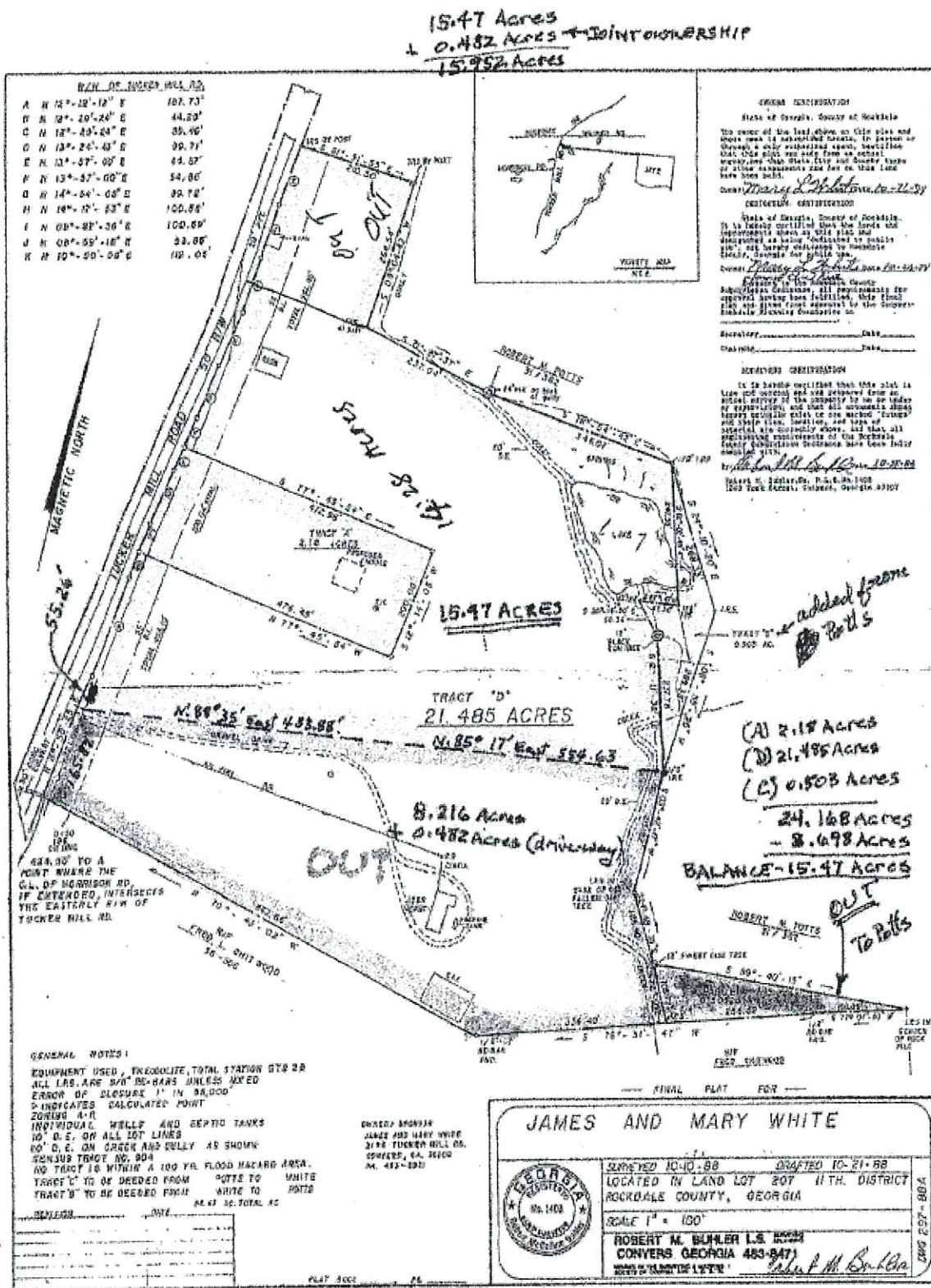


EXHIBIT "C"
CONDITIONS OF ZONING

1. The proposed development shall comply with all Rockdale County Land Disturbance requirements.
2. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the A-R Zoning District unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
3. Hours of operation to be 8:00am to 5:00pm.
4. Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 50 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
5. Medical treatment or care shall be practiced only within an enclosed building or structure. All utilities shall be placed underground.
6. Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
7. The building or structure shall be designed to prevent the adverse impact of noise and/or odor from the animals on adjoining properties.