

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 1945 SIGMAN ROAD NW FROM R-1 (SINGLE 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. REZ2022-08	Rezone from R-1 (Single Family Residential) to M-1 (Limited Industrial) to allow a 180,000 sq ft. warehouse/distribution building.		
APPLICANT:	The Galloway Law Group, LLC		
PROPERTY OWNER:	Shippen Properties LLC		
LOCATION:	1945 Sigman Rd NW, Conyers Ga 30012		
LAND LOT(S):	246	DISTRICT:	16
TAX PARCEL NO.:	0220010044	TOTAL ACREAGE:	12.089

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 designated property as Light Industrial, which pursuant to Section 202-6 permits the M-1 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 12.089-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-1 (Limited Industrial).

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", which is hereby incorporated by this reference and applies to the 12.089-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.

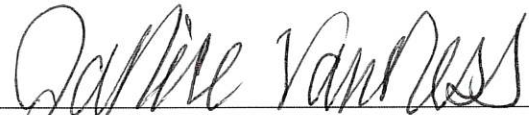
Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 11 day of February, 2025.

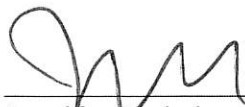
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


JaNice Van Ness, Chair & CEO


Tuwanya C. Smith, 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: 8/23/2022

Second Reading: 2/11/2025

Exhibit "A"

Legal Description

Exhibit "A"

TRACT "A"

ALL that tract and parcel of land lying and being in Land Lot 246 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southern right-of-way of Sigman Road (said road having a width of 100 feet) and the northeastern right-of-way of Lester Road (said road having a width of 50 feet); thence northeasterly along the southern right-of-way of Sigman Road; and following the curvature thereof a distance of 1,209.24 feet to an iron pin on the eastern boundary of Land Lot 246; thence South 01 degrees 18 minutes 31 seconds East along said Land Lot's eastern boundary a distance of 228.62 feet to an iron pin (and rock) at the southeastern corner of said Land Lot; thence North 89 degrees 18 minutes 31 seconds West along the southern boundary of said Land Lot a distance of 1,073.70 feet to an iron pin on the northeastern right-of-way of Lester Road; thence northwesterly along the northeastern right-of-way of Lester Road a distance of 194.60 feet to the iron pin at the point of Beginning.

TRACT "C"

ALL that tract and parcel of land lying and being in Land Lot 246 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the northern right-of-way of Sigman Road and the southwesterly right-of-way of Lester Road; thence South 81 degrees 27 minutes 43 seconds West along the right-of-way of Sigman Road a distance of 903.45 feet to a point; thence continuing along said right-of-way South 83 degrees 13 minutes 17 seconds West a distance of 304.08 feet to an iron pin; thence North 06 degrees 00 minutes East a distance of 113.54 feet to an iron pin; thence North 06 degrees 58 minutes 44 seconds East a distance of 449.14 feet to an iron pin at the southeastern right-of-way of Farmer Road (said road having a width of 40 feet); thence North 50 degrees 36 minutes 44 seconds East a distance of 378.54 feet to an iron pin on the southwestern right-of-way of Lester Road; thence southeasterly along the southwestern right-of-way of Lester Road and following the curvature thereof a distance of 1,052.28 feet to the northern right-of-way of Sigman Road and the Point of Beginning; this tract containing 12.59 acres of unimproved land; Both Tract A and Tract C above are described in accordance with Survey for Water Tower Corporation dated 3/26/81 and revised 1/21/82, by Robert M. Buhler, Georgia Registered Land Surveyor #1403.

BOTH TRACTS BEING the same property conveyed by Limited Warranty Deed dated July 31, 1984, from River Properties, Incorporated, to Elizabeth H. Shippen and others, recorded in Book 259, Page 470, in the Office of the Clerk of Superior Court of Rockdale County, Georgia.

EXHIBIT "C"
CONDITIONS OF ZONING

1. The site shall be developed in compliance with the Limited Industrial (M-1) Zoning District, if adopted.
2. The applicant shall provide a Traffic Impact Study with the Preliminary Plat. Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (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.
3. Development shall comply with parking requirements as seen in sec. 222-2:

General Warehousing and Storage	1 parking spot per	2,000 sq. ft. of GFA
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4. All exterior building elevations that face public streets and/ or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.