

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2200 FRONTIER DRIVE NW FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO O-I (OFFICE-INSTITUTIONAL); 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. REZ2025-02	Rezone 18.18 acres from R-1 (Single-Family Residential) to C-1 (Local Commercial) to allow the property located at 2200 Frontier Drive NW to be developed with a nursing home. The Rockdale County Planning Staff recommended a Rezoning from R-1 (Single-Family Residential) to O-I (Office-Institutional).		
APPLICANT:	Henry Eromosele		
PROPERTY OWNER:	Henry Eromosele		
LOCATION:	2200 NW Frontier Drive		
LAND LOT:	248	DISTRICT:	16 th
TAX PARCEL NO.:	0390010007		

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 the 18.18-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from A-R (Agricultural-Residential) to O-I (Office-Institutional).

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 18.18-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all the 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.

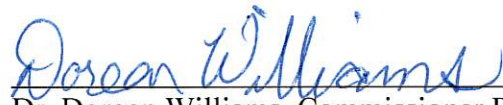
That this Ordinance shall become effective upon adoption.

This 8 day of April, 2025.

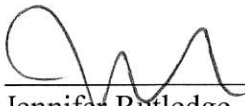
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


JaNice Van Ness, Chair & CEO

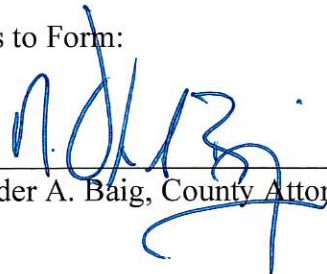

Tuwanya C. Smith, Commissioner Post I


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: 2/25/25

Second Reading: 4/01/2025

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT A

Property 1:

All that tract or parcel of land lying and being in Land Lots 248, 249, 261 and 262 of the 16th District, Rockdale County, Georgia, being 18.187 acres and identified as Tract 35, according to that certain Plat of Survey by Roger L. Cordes & Associates, Registered Land Surveyor, dated August 22, 1978, recorded in Plat Book K, page 239, Rockdale County, Georgia, records, said plat being made a part of this description by this reference.

Tax ID#: 0390010007

Subject to any Easements or Restrictions of Record

EXHIBIT "C"
CONDITIONS OF ZONING

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the O-I Zoning District unless otherwise specified in these conditions or through approval of a variance by the Board of Adjustment.
2. Buildings shall be of brick, stacked stone, and/or glass finish on all sides. Final building elevations shall be submitted to and reviewed by the Director of Planning and Development before land development disturbance approval.
3. The development shall provide a 50-foot-wide natural undisturbed buffer adjacent to all residentially zoned properties. Buffers shall be replanted where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
4. The applicant shall provide a 20-foot-wide landscape strip adjacent to the right-of-way.
5. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.
6. All utilities shall be placed underground.
7. Natural vegetation shall remain on the property until the issuance of a development permit.