

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1535 AND 1565 NW FARMER ROAD 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. REZ2025-03	To Rezone 18.68 acres from R-1 (Single-Family Residential) to M-1 (Limited Industrial) located at 1535 and 1565 NW Farmer Road, to develop a Georgia Power Substation.		
APPLICANT:	Will Moore		
PROPERTY OWNER:	Genoulie Lee and Zack Martin Estate C/O William Lee		
LOCATION:	1535 and 1565 NW Farmer Road		
LAND LOT:	245	DISTRICT:	16 th
TAX PARCEL NO.:	0220010014 and 0220010013	TOTAL ACREAGE:	18.68

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 Light Industrial.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, 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 18.68-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", and applies to the 18.68-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.

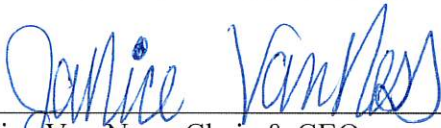
Section IV

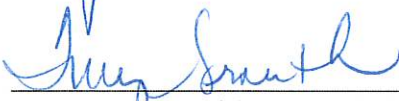
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This 8 day of April, 2025.

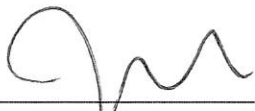
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


JaNice Van Ness, Chair & CEO

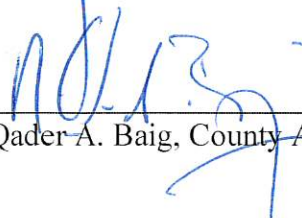

Tuwanya C. Smith, Commissioner Post I


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: 4/8/25

EXHIBIT "A"

Parcel: 0220010014 Legal Description

ALL THAT TRACT Or parcel of land lying and being in the 16th District of originally Henry, now Rockdale County, Georgia, and being part of Land Lot 245 and being more particularly described as follows:

BEGINNING at the iron pin on the north side of Zack Martin Lake Road, sad iron pin being 805' east from the northeast corner of the intersection of Zack Martin Lake Road and the Old Poor Farm Road; thence north along other lands of Zack Marin 210 feet to an iron pin; thence east, along other lands of Zack Margin 105 feet to an iron pin; thence south along other lands of Zack Martin lake Road, 105 feet to an iron pin and the point of beginning.

The above-described property is a part of the land described in the deed from J.W. Davis to Zack Martin, dated 10/29/1921, and of record in Deed Book J, page 317, Clerk of Superior Court, Rockdale County, GA.

Parcel: 0220010013 Legal Description

ALL THAT TRACT Or parcel of land lying and being in the 16th District of originally Henry, now Rockdale County, Georgia, and being part of land lot no. (245) two hundred forty-five, beginning at the iron stake in the middle of a Public Road landing by the Old Pamper Farm North of Conyers, GA. Runs S 1 1/8° 6°. 1234 feet to stake; Thence N 85 1/2°- 780 feet to small Oak Tree, Thence N. 1° 88°, 1183 feet to stake, Thence S 84 1/4° N. to Stake, Thence S 84° N 426 feet to from the Public Road the beginning Point and containing twenty one and 1/10 acres more or less.

Survey

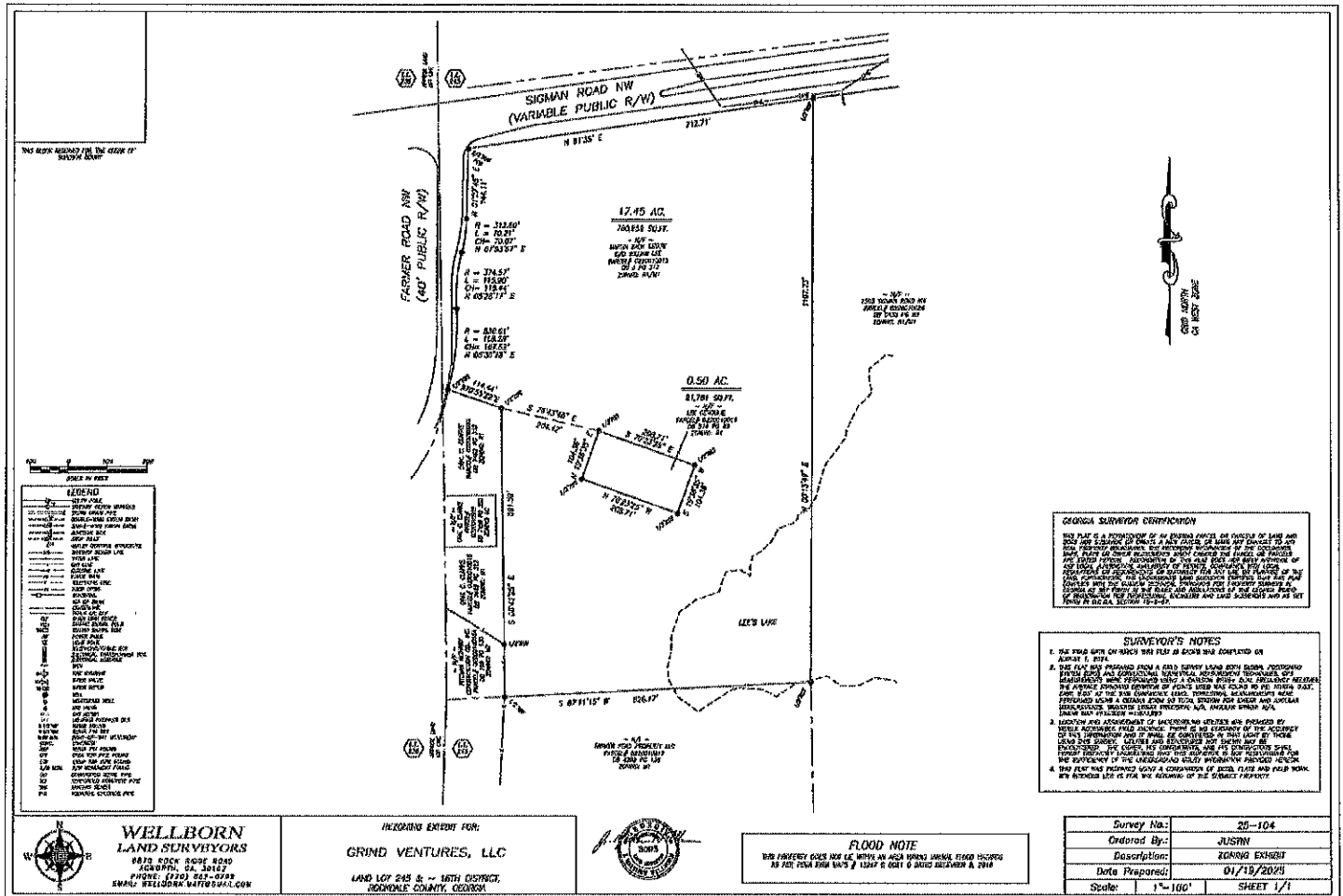


EXHIBIT "C"

Conditions of Zoning

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the M-1 Zoning District unless otherwise specified in these conditions or through approval of a variance by the Board of Adjustment.
2. The proposed development must comply with all Rockdale County Land Disturbance requirements.
3. Should the Rezoning applications be approved, the applicant shall submit a combination plat to the Department of Planning and Development to combine the parcels.
4. The applicant shall provide a twenty-foot-wide landscape strip adjacent to Farmer Road NW and Sigman Road NW.
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 or rights-of-way.
6. Where infrastructure capacity is later deemed unavailable at the time of application submittal, the applicant shall appear before the Planning Commission before the submittal of the Land Disturbance Permit (LDP) with proof of capacity.
7. All utilities shall be placed underground where feasible.
8. Natural vegetation shall remain on the property until the issuance of a development permit.