

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 10 ACRES OF 1929 OGLESBY BRIDGE ROAD FROM A-R (AGRICULTURAL-RESIDENTIAL) TO C-1 (LOCAL COMMERCIAL); 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. REZ2024-28	Rezone 10.00 acres of 1929 Oglesby Bridge Road From A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.		
APPLICANT:	Stephen A. Goodsell		
PROPERTY OWNER:	Benjamin Willis Seay III		
LOCATION:	10.00 acres of 1929 Oglesby Bridge Road		
LAND LOT(S):	82	DISTRICT:	11th
TAX PARCEL NO.:	10.00 acres of 032002004C		

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 Neighborhood Commercial.

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 10.00 acres of the 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 C-1 (Local Commercial).

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 10.00 acres of the subject 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 8 day of July, 2025.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


JaNice Van Ness, Chair & CEO

opposed
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 (PAP)
M. Qader A. Baig, County Attorney

First Reading: _____

Second Reading: 7/8/2025

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1A

ALL THAT TRACT or parcel of land lying and being in land lot 111 of the 11th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at an R/W Marker on the north right-of-way of Oglesby Bridge Road (80' r/w) at the south end of a mitered right-of-way of Hwy 212 this being the true point of beginning.

THENCE South 66 degrees 15 minutes 49 seconds West for a distance of 54.83' feet to an R\W Marker;

THENCE South 68 degrees 27 minutes 49 seconds West for a distance of 305.92' feet to an R\W Marker;

THENCE South 20 degrees 36 minutes 12 seconds East for a distance of 9.95' feet to an R\W Marker;

THENCE South 68 degrees 30 minutes 29 seconds West for a distance of 129.30' feet to a point;

THENCE North 21 degrees 29 minutes 31 seconds West for a distance of 879.62' feet to a point;

THENCE North 59 degrees 56 minutes 31 seconds East for a distance of 443.52' feet to a point;

THENCE along a curve to the right having a radius of 2897.00' feet and an arc length of 163.67' feet, being subtended by a chord of South 28 degrees 26 minutes 23 seconds East for a distance of 163.64' feet to a R\W Marker;

THENCE South 26 degrees 42 minutes 37 seconds East for a distance of 126.28' feet to an R\W Marker;

THENCE South 64 degrees 31 minutes 19 seconds West for a distance of 24.99' feet to an R\W Marker;

THENCE South 27 degrees 02 minutes 40 seconds East for a distance of 20.85' feet to an R\W Marker;

THENCE North 66 degrees 06 minutes 18 seconds East for a distance of 24.10' feet to an R\W Marker;

THENCE South 26 degrees 33 minutes 28 seconds East for a distance of 213.64' feet to an R\W Marker;

THENCE South 21 degrees 30 minutes 17 seconds East for a distance of 100.39' feet to an R\W Marker;

THENCE South 26 degrees 39 minutes 41 seconds East for a distance of 138.19' feet to an R\W Marker;

THENCE South 64 degrees 20 minutes 34 seconds West for a distance of 25.40' feet to an R\W Marker;

THENCE South 27 degrees 50 minutes 11 seconds East for a distance of 30.84' feet to an R\W Marker;

THENCE North 61 degrees 24 minutes 09 seconds East for a distance of 24.97' feet to an R\W Marker;

THENCE South 26 degrees 41 minutes 12 seconds East for a distance of 122.29' feet to an R\W Marker;

THENCE South 28 degrees 49 minutes 53 seconds West for a distance of 33.93' feet to an R\W Marker at the true point of beginning.

Said property contains 10.00 acres.

EXHIBIT "B"
SURVEY PLAT

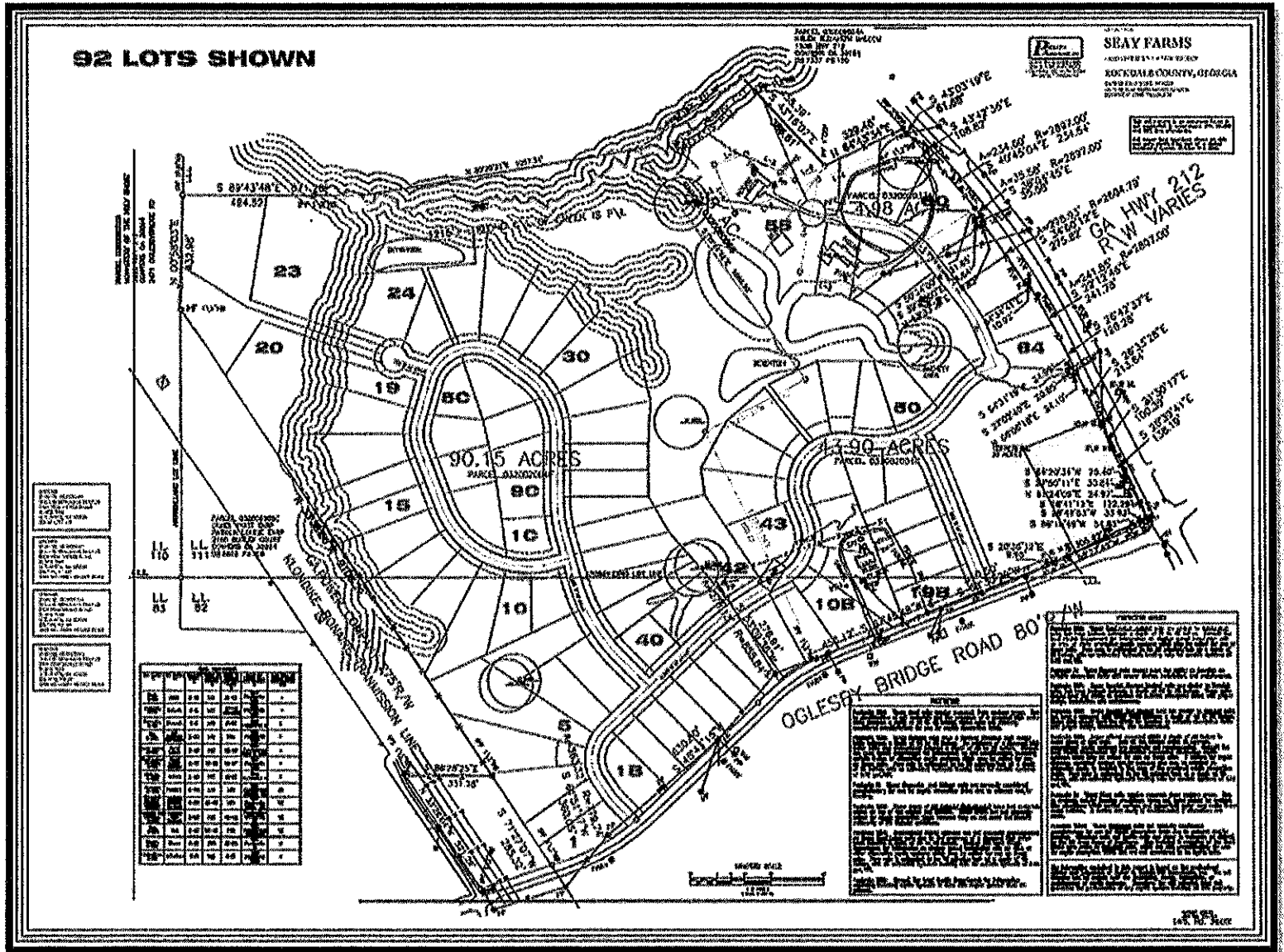


EXHIBIT “C”
CONDITIONS OF ZONING

1. The site shall comply with the Local Commercial (C-1) Zoning District, in accordance with the Unified Development Ordinance (“UDO”) regulations that existed at the time of filing of the application for rezoning. The County recognizes that the changes to the UDO set forth in Ordinance No. 0-2025-03 do not apply to the Property. The County acknowledges the Property can be used as a gas station with convenience store.
2. The legal description of the Property shall conform to the Preliminary Plat submitted in connection with the residential development of the adjacent property.
3. The applicant shall provide the Traffic Impact Study with the Land Disturbance Permit application. Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (LDP). Additionally, as determined by the 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.
4. Applicant must obtain Environmental Health approval prior to issuance of the LDP.
5. Provide a five-foot-wide concrete sidewalk along Oglesby Bridge Road SW and GA Highway 212 SW rights-of-way. A strip of grass or other approved landscape material at least four feet in width shall separate sidewalks from adjacent curbs on public streets.
6. All grassed areas shall be sodded.
7. All utilities shall be placed underground.
8. Stormwater detention ponds shall be screened from view from adjoining residential properties. Screening plans shall be subject to review and approval by the Director of Planning and Development.
9. General commercial uses shall be permitted with the exception of the following uses:
 - a. Vape stores.
 - b. Liquor stores.
 - c. Small box dollar type stores, defined as “a retail establishment characterized by offering a diverse range of products at consistently discounted prices, within a space of less than 12,000 square feet, which feature a mix of household goods, personal care items, food, and seasonal products.” Notable examples include Dollar Tree, Family Dollar, and Dollar General. The prohibition in this zoning condition does not include drug stores, small grocery stores, produce stands, convenience stores, and retail establishments exceeding 12,000 square feet in size, and those uses are expressly permitted on the Property.
 - d. Beauty supply stores.
10. Applicant shall add bollards to the front facades of all buildings.