

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2992 SW HWY 155 FROM C-1 (LOCAL COMMERCIAL) DISTRICT TO C-2 (GENERAL COMMERCIAL) DISTRICT; 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:

|                                         |                                                                                                                                                                                                                                                     |                  |                  |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| <b>REZONING CASE NO.<br/>REZ2025-10</b> | Rezone 1.46 acres located at 2992 SW HWY 155 from C-1 (Local Commercial) District to C-2 (General Commercial) District for an expansion of current commercial use to include Emissions Station/Window Tinting and Detailing commercial development. |                  |                  |
| <b>APPLICANT:</b>                       | Kuljinder Singh                                                                                                                                                                                                                                     |                  |                  |
| <b>PROPERTY OWNER:</b>                  | DGN ATLANTA LLC                                                                                                                                                                                                                                     |                  |                  |
| <b>LOCATION:</b>                        | 2992 SW HWY 155                                                                                                                                                                                                                                     |                  |                  |
| <b>LAND LOT(S):</b>                     | 189                                                                                                                                                                                                                                                 | <b>DISTRICT:</b> | 11 <sup>th</sup> |
| <b>TAX PARCEL NO.:</b>                  | 003001014D                                                                                                                                                                                                                                          |                  |                  |

**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 Low 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 1.46-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from C-1 (Local Commercial) District to C-2 (General Commercial) District.

**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 1.46-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.

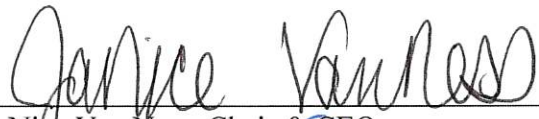
**Section IV**

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

That this Ordinance shall become effective upon adoption.

This 27 day of January, 2025.

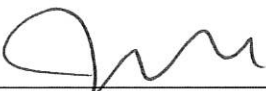
**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**

  
JaNice Van Ness, Chair & CEO

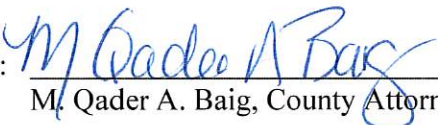
  
Tuwanya C. Smith, Commissioner Post I

  
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: 12/9/2025

Second Reading: 1/27/2026

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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**LEGAL DESCRIPTION**

**TRACT I:**

ALL THAT TRACT or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 189 of the 11<sup>th</sup> Land District of Rockdale County, Georgia, containing 1.147 acres, as shown on survey for Kangaroo, Inc., prepared by Vance W. Rulding, Registered Land Surveyor dated March 26, 1996, and being more particularly described according to said Rulding Survey as follows:

COMMENCE at a concrete monument located where the Northwesternly right of way of East Fairview Road (80 foot right of way) intersects the Northeastly right of way of State Route No. 155 (100 foot right of way); thence along the Northeastly right of way of State Route #155 North 31 degrees 40 minutes 13 seconds West 225.00 feet to a concrete monument; thence North 68 degrees 29 minutes 45 seconds East 225.00 feet to a concrete monument; thence South 31 degrees 40 minutes 13 seconds East 225.00 feet to a concrete monument located along the Northwesternly right of way of East Fairview Road; thence along the Northwesternly right of way of East Fairview Road; thence along the Northwesternly right of way of East Fairview Road South 68 degrees 29 minutes 45 seconds West 225.00 feet to the point of beginning.

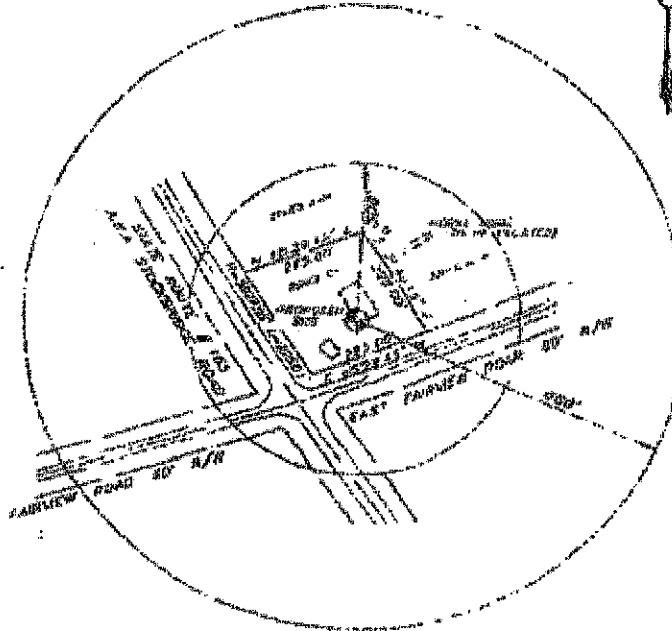
**TRACT II:**

ALL THAT TRACT or parcel of land, situate, lying and being in Land Lot 189 of the 11<sup>th</sup> District of Rockdale County, Georgia and being more particularly described as follows:

TO ARRIVE AT THIS TRUE POINT OF BEGINNING, COMMENCE at a concrete monument set where the Northwesternly right of way of East Fairview Road (80 foot right of way) intersects the Northeastly right of way of State Route 155 a/k/a Stockbridge Road (100 foot right of way); thence along the Northeastly right of way of State Route #155 a/k/a Stockbridge Road North 31 degrees 40 minutes 13 seconds West 225.00 feet to a concrete monument set, which concrete monument set is the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING, North 68 degrees 29 minutes 45 seconds East 225.00 feet to a concrete monument set; thence North 31 degrees 40 minutes 13 seconds West 60.00 feet to a point; thence South 68 degrees 29 minutes 45 seconds West 225 feet, more or less, to a point located along the Northeastly right of way of State Route No. 155 a/k/a Stockbridge Road; thence South 31 degrees 40 minutes 13 seconds East along the Northeastly right of way of State Route 155 a/k/a Stockbridge Road 60 feet to the point of beginning.

## EXHIBIT "B" SURVEY PLAT

FOR THE CITY OF ATLANTA  
400 FEET OF THE 4000 FEET CIRCULAR QUANTUM DO TOWER CIRCUMFERENCE  
300 FEET OF THE CIRCULAR PARK  
300 FEET OF THE NEAREST INDUSTRIAL AND NEARBY NORTH EAST PARK  
300 FEET OF THE NEAREST BUSINESS DISTRICT  
300 FEET OF THE NEAREST BUSINESS DISTRICT  
300 FEET OF THE NEAREST BUSINESS DISTRICT



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THE SURVEY WAS PREPARED FOR  
THE EXCLUSIVE USE OF THAT NAME  
APPEARING IN THE TITLE BLOCK AND  
IS LIMITED TO THE OTHER PARTS

ALCOHOLIC BEVERAGES &  
SURVEY FOR

**KANABROO INC.**

LOCATED IN LAND LOT 189  
OF THE 11 DISTRICT  
ROCKDALE COUNTY GEORGIA

DATED OCTOBER 1, 1995

SCALE 1" = 300'

... SEE SURVEY 20-21-100



**REPLINO AND RE-PLAT LAND SURVEYING**  
3000 BUCKINGHAM STREET NW  
KENNESAW, GEORGIA 30144  
PHONE (770) 425-8700

JOE HARRIS JR. 21100

**EXHIBIT "C"**  
**Conditions of Approval**

1. The emissions testing facility shall be limited to vehicle emissions inspection only. No automotive repair, maintenance, body work, or mechanical services shall be conducted onsite, except activities directly required to complete the emissions inspection.
2. The facility must obtain all required state emissions testing certifications, business licenses, fire inspections, and environmental compliance approvals prior to operation.
3. Approval of the emissions testing facility shall not authorize additional fuel pumps, expansion of the convenience store footprint, and/or additional automotive uses without further zoning approval.
4. All waste generated from testing activities, including filters, rags, and any hazardous materials, shall be disposed of in accordance with local EPD and EPA guidelines. Dumpsters shall remain fully screened.
5. All items related to testing operations shall be stored indoors within an enclosed structure. No temporary outdoor storage, including boxes, containers, carts, or testing equipment, is permitted anywhere on the site, except items actively in use during an inspection.
6. The emissions testing facility shall be situated on the subject property in a location that does not conflict with vehicular circulation for the gas pumps, subject to approval by the Planning Director.