

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 2200 PLUNKETT RD NW FROM THE M-1/C (LIMITED INDUSTRIAL WITH CONDITIONS OF APPROVAL) AND M2/C (GENERAL INDUSTRIAL WITH CONDITIONS OF APPROVAL) ZONING DISTRICTS TO THE M2 (GENERAL INDUSTRIAL) ZONING 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. 2021-08</b>	Rezone 26.91 acres from M-1/C (Limited Industrial with Conditions of Approval) and M-2/C (General Industrial with Conditions of Approval) to M2 (General Industrial) for the purpose of developing a 175,160 SF industrial building.		
<b>APPLICANT:</b>	Great Southern Wood Preserving, Inc.		
<b>PROPERTY OWNER:</b>	Great Southern Wood Preserving, Inc.		
<b>LOCATION:</b>	2200 Plunkett Rd NW, Conyers, GA, 30012 with Tax Parcel #021001002D.		
<b>LAND LOT(S):</b>	235	<b>DISTRICT:</b>	16th

**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 Code of Rockdale County, Georgia, as amended;

**WHEREAS**, the Future Land Use Map of Rockdale County’s Comprehensive Plan designates said property as Light Industrial, which pursuant to Section 202-6 of The Code of Rockdale County permits the M2 (General Industrial) 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 a 26.37-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on the Exhibit Plat attached hereto as Exhibit “B”, from the M-1/C (Limited Industrial with Conditions of Approval) and M-2/C (General Industrial with Conditions of Approval) Zoning Districts to the M2 (General Industrial) Zoning 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”, which exhibit is hereby incorporated by this reference and applies to the 26.37-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.

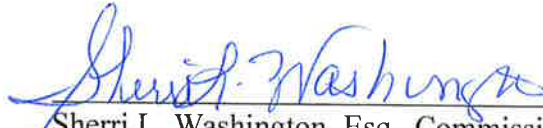
That this Ordinance shall become effective upon adoption.

This 10<sup>th</sup> day of August, 2021.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



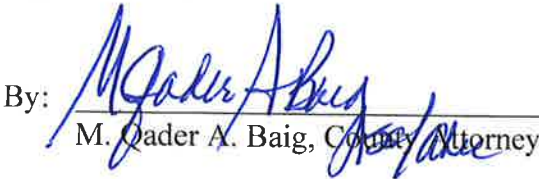
Dr. Doreen Williams, Commissioner Post II

Attest:



By: \_\_\_\_\_  
Jennifer Rutledge, County Clerk

Approved as to Form:



By: \_\_\_\_\_  
M. Qader A. Baig, County Attorney

First Reading: April 27, 2021

Second Reading: August 10, 2021

**Exhibit "A"**

**Legal Description**

ALL THAT TRACT or parcel of land lying and being in land lot 235 of the 16th District and being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way of Lester Road (55' R/W) and the southern Right of Way of Plunkett Road (60' R/W), said point being an IPS ½" RB,

THENCE in a southeasterly direction along the western Right of Way of Lester Road South 09 degrees 03 minutes 45 seconds East for a distance of 66.43 feet to a point;

THENCE South 12 degrees 57 minutes 42 seconds East for a distance of 58.99 feet to a point;

THENCE South 16 degrees 12 minutes 51 seconds East for a distance of 112.34 feet to a point;

THENCE South 23 degrees 25 minutes 09 seconds East for a distance of 54.27 feet to a point;

THENCE South 39 degrees 04 minutes 53 seconds East for a distance of 65.54 feet to a point;

THENCE South 59 degrees 25 minutes 17 seconds East for a distance of 57.38 feet to a point;

THENCE South 65 degrees 56 minutes 09 seconds East for a distance of 57.45 feet to a point;

THENCE South 62 degrees 54 minutes 59 seconds East for a distance of 49.56 feet to a point;

THENCE South 54 degrees 42 minutes 37 seconds East for a distance of 51.82 feet to a point;

THENCE South 43 degrees 28 minutes 30 seconds East for a distance of 25.49 feet to a point, said point being on the western Right of Way of Lester Road;

THENCE leaving said Right of Way of Lester Road continue South 37 degrees 51 minutes 34 seconds West for a distance of 128.06 feet to a IPF CAP JCP 2705;

THENCE North 87 degrees 27 minutes 56 seconds West for a distance of 83.68 feet to a point;

THENCE South 59 degrees 31 minutes 03 seconds West for a distance of 415.75 feet to a point;

THENCE North 87 degrees 27 minutes 56 seconds West for a distance of 515.00 feet to a point;

THENCE South 01 degrees 22 minutes 13 seconds West for a distance of 634.91 feet to a point;

THENCE North 89 degrees 22 minutes 51 seconds West for a distance of 473.32 feet to a point;

THENCE South 00 degrees 48 minutes 24 seconds West for a distance of 150.00 feet to a point;

THENCE North 89 degrees 28 minutes 45 seconds West for a distance of 318.51 feet to a point;

THENCE North 00 degrees 49 minutes 29 seconds East for a distance of 761.91 feet to a point on the southern Right of Way of Plunkett Road (60' R/W);

THENCE in a northeasterly direction along the southern Right of Way of Plunkett Road (60' R/W) North 73 degrees 40 minutes 32 seconds East for a distance of 404.64 feet to a point;

THENCE along a curve to the left an arc distance of 407.07 feet with a radius of 946.71 feet subtended by a chord bearing and distance of North 61 degrees 18 minutes 37 seconds East for a distance of 403.94 feet to a point;

THENCE North 49 degrees 12 minutes 31 seconds East for a distance of 84.22;

THENCE North 49 degrees 14 minutes 12 seconds East for a distance of 139.29 feet to a point;

THENCE North 49 degrees 14 minutes 12 seconds East for a distance of 218.51 feet to a point;

THENCE along a curve to the right an arc distance of 367.92 feet with a radius of 715.00 feet subtended by a chord bearing and distance of North 65 degrees 59 minutes 47 seconds East for a distance of 363.87 feet to a point;

THENCE North 83 degrees 30 minutes 15 seconds East for a distance of 100.15 feet to the TRUE POINT OF BEGINNING.

ALSO INCLUDING Tract 1 as depicted on Plat Book 41 Page 23 and described below:

ALL THAT TRACT or parcel of land lying and being in land lot 235 in the 16th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way of Plunkett Road (60'r/w) and the west right-of-way of Lester Road (55'r/w), thence South 16 degrees 17 minutes 48 seconds East for a distance of 575.78 feet to a point at the TRUE POINT OF BEGINNING.

THENCE South 15 degrees 46 minutes 13 seconds East for a distance of 58.46 feet to a point;

THENCE South 35 degrees 55 minutes 03 seconds West for a distance of 163.24 feet to a point;

THENCE South 70 degrees 09 minutes 38 seconds West for a distance of 400.55 feet to a point;

THENCE South 84 degrees 02 minutes 01 seconds West for a distance of 72.21 feet to a point;

THENCE North 08 degrees 51 minutes 36 seconds West for a distance of 121.12 feet to a point;

THENCE North 83 degrees 25 minutes 52 seconds West for a distance of 157.70 feet to a point;

THENCE South 87 degrees 27 minutes 56 seconds East for a distance of 377.64 feet to a point;

THENCE North 59 degrees 31 minutes 03 seconds East for a distance of 415.75 feet to a point at the TRUE POINT OF BEGINNING.

Said property contains 1.26 acres.

LESS AND EXCEPT Tract 2 as depicted on Plat Book 41 Page 23 and described below:

ALL THAT TRACT or parcel of land lying and being in land lot 235 of the 16th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way of Plunkett Road (60'r/w) and the west right-of-way of Lester Road (55'r/w), thence South 15 degrees 58 minutes 47 seconds East for a distance of 299.48 feet to a point at the TRUE POINT OF BEGINNING.

THENCE South 39 degrees 04 minutes 53 seconds East for a distance of 56.31 feet to a point;

THENCE South 59 degrees 25 minutes 17 seconds East for a distance of 57.38 feet to a point;

THENCE South 65 degrees 56 minutes 09 seconds East for a distance of 57.45 feet to a point;

THENCE South 62 degrees 54 minutes 59 seconds East for a distance of 49.56 feet to a point;

THENCE South 54 degrees 42 minutes 37 seconds East for a distance of 51.82 feet to a point;

THENCE South 43 degrees 28 minutes 30 seconds East for a distance of 25.49 feet to an IPF 5/8" RB;

THENCE South 37 degrees 51 minutes 34 seconds West for a distance of 128.06 feet to an IPF CAP JCP 2705;

Ordinance No. \_\_\_\_\_

REZ Case No. 2021-08

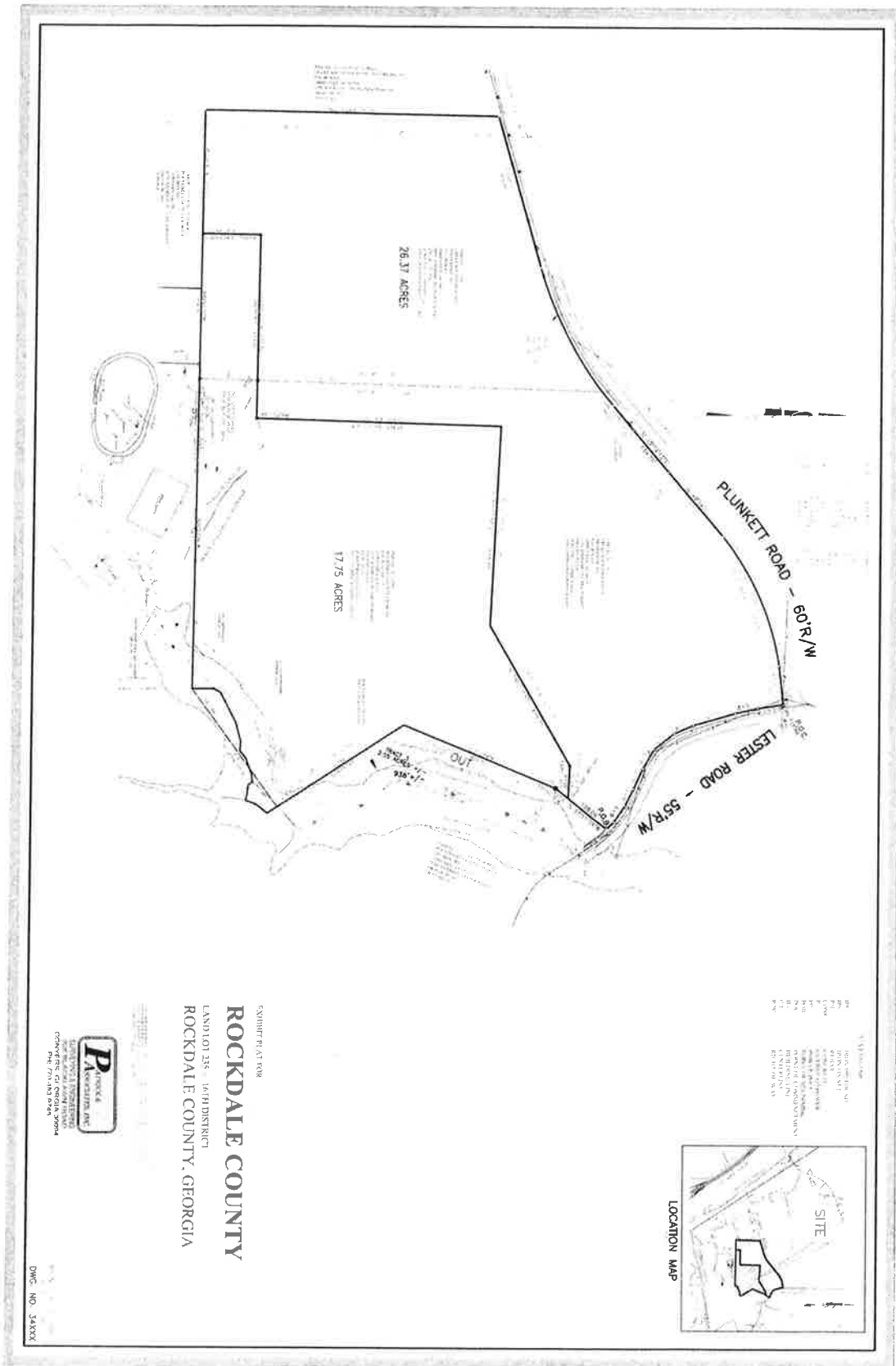
THENCE North 87 degrees 27 minutes 56 seconds West for a distance of 83.68 feet to a point;

THENCE North 16 degrees 38 minutes 24 seconds West for a distance of 276.30 feet to a point at the  
TRUE POINT OF BEGINNING.

Said property contains 0.66 acres.

Said property contains a total combined 26.91 acres.

**Exhibit "B"**  
**Exhibit Plat**



**Exhibit "C"**

**Conditions of Zoning**

1. Traffic Impact Study required, unless determined otherwise by the Rockdale County Department of Transportation (RDOT). Any recommendations for improvements by the Traffic Impact Study, as determined by RDOT, shall be shown on the Land Disturbance Permit (LDP);
2. No direct access to Lester Road and all traffic generated shall be prohibited from using Lester Road as a means of travel. This is an existing zoning condition approved on September 13, 2005 under Ordinance #O-2005-19 (Rezoning Case #2005-12);
3. The property adjoins the R1 Zoning District to the south for 318.51'. However, the property is owned by Rockdale County. Additionally, an existing zoning condition approved on July 8, 1997 under Rezoning Case #97/13 states "conditioned to zero buffers on the South and East property line", which is specific to the existing M2/C Zoning District that formerly consisted of 14.00 acres. Therefore, zero buffers are required on the 318.51' property line;
4. Erection of the Fire-Retardant Treatment (FRT) Building shall not begin unless and until the landscaping along Lester Road is installed in accordance with the Landscaping & Buffer Tree Plan (Sheet Number C-09.0) and Landscaping & Buffer Tree Calcs & Notes (Sheet Number C-09.1) dated 06-21-2021 and revised 07-06-2021 prepared by Hayes | James. The Landscaping & Buffer Tree Plan shall be adhered to and shall include a 8-foot-tall opaque fencing (wooden privacy fence) to be installed to the west of the landscaping between the Natural Conservation Easement (Tree Save Area #1) to the north and Rockdale County's property to the south.

**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<b>Type of Request:</b> REZ Case #2021-08		<b>County Clerk Use Only</b> Ordinance #: 2021- 29	
<input checked="" type="checkbox"/> <b>Submission Information</b>		<input checked="" type="checkbox"/> <b>Information</b>	
<b>Contact Name:</b> Kalanos Johnson / Tiras Winn Petrea  <b>Department:</b> Planning & Development		<b>Summary of Request:</b> Second Reading.  2200 Plunkett Rd NW. A request by Great Southern Wood Preserving, Inc. to rezone from M-2/C (General Industrial with Conditions of Approval) and M-1/C (Limited Industrial with Conditions of Approval) to M2 (General Industrial) for the purpose of developing a 175,160 SF industrial building.	
<input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b>		<input type="checkbox"/> <b>Chief of Staff Signature</b>	
I have reviewed the attached, and it is approved as to substance.		I have reviewed the attached, and it is approved for processing.	
Signature: <i>[Handwritten Signature]</i> Date: 7-23-21		Signature: _____ Date: _____	
<input type="checkbox"/> <b>County Attorney Signature</b>		<input type="checkbox"/> <b>Director of Legislative Affairs/County Clerk Signature</b>	
I have reviewed the attached, and it is approved as to form.		I have reviewed the attached, and it is approved for processing.	
Signature: _____ Date: _____		Signature: _____ Date: _____	

**Notes and Comments:**

April 20: First Reading Work Session;  
 April 27: First Reading Voting Session;  
 July 8: Planning Commission;  
 July 22: Zoning Public Hearing;  
 August 3: Second Reading Work Session;  
 August 10: Second Reading Voting Session.