

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1955 FLAT SHOALS RD FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO O-I (OFFICE INSTITUTIONAL) 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:

REZONING CASE NO. REZ2025-04	Rezone 4.3 acres from R-1 (Single Family Residential) District to O-I (Office Institutional) District for local commercial development.		
APPLICANT:	David Alan Letson		
PROPERTY OWNER:	David Alan Letson		
LOCATION:	1955 Flat Shoals Road		
LAND LOT(S):	214	DISTRICT:	10 th
TAX PARCEL NO.:	076002001E		

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 Office Institutional.

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 4.3-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 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 4.3-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.

Section IV

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

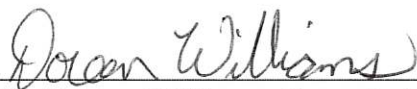
That this Ordinance shall become effective upon adoption.

This 9th day of September, 2025.

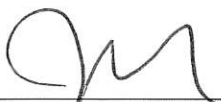
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**


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: 7/8/2025

Second Reading: 9/9/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Legal Description of Real Property and Interest Therein:

All that tract or parcel of land lying and being in Land Lot 235 of the 10th District of Rockdale County, Georgia and more particularly described as follows:

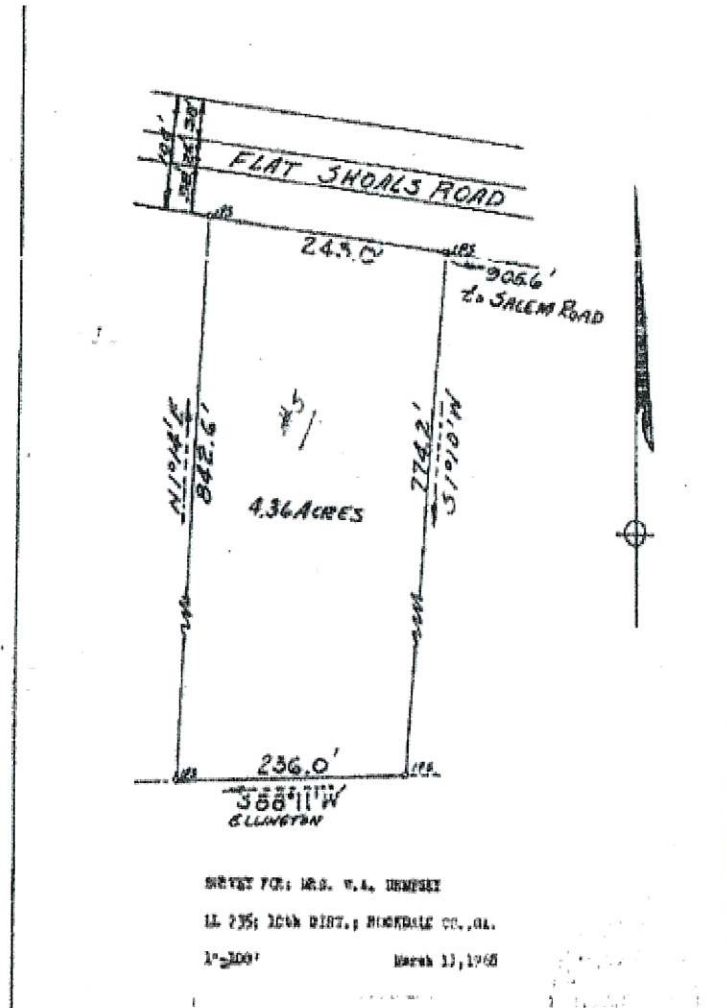
BEGINNING at a point on the South side of the right-of-way of Flat Shoals Road 905.6 feet from the West side of Salem Road at the intersection of Flat Shoals Road, as measured along the South right-of-way of said Flat Shoals Road; thence South 1 degree 10 minutes West 774.2 feet to a point on the original Ellington line; thence South 88 degrees 11 minutes West with the said Ellington line 236 feet to an iron pin; thence North 1 degree 14 minutes East 842.6 feet to an iron pin on the South side of said Flat Shoals Road; thence East along the South side of said Flat Shoals Road 243 feet to an iron pin and the point of beginning.

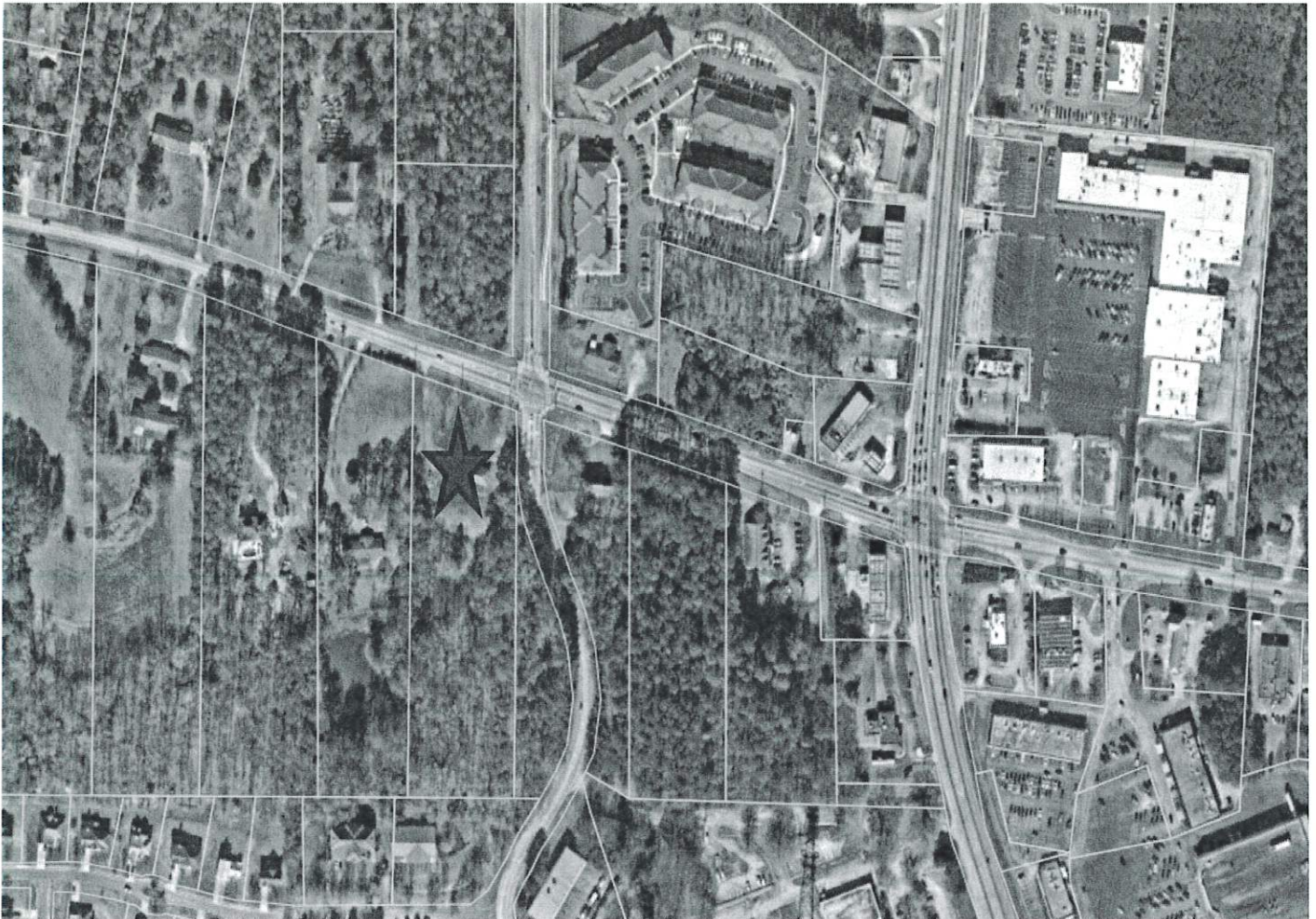
The above described property is also described on plat prepared by George W. O'Neill, Registered Surveyor #1142, recorded in Plat Book E, page 23, Rockdale County, Georgia records.

Witness my hand and the seal of said County this 11th day of May, 2025.

CLERK
COUNTY CLERK
ROCKDALE COUNTY, GEORGIA

EXHIBIT "B"
SURVEY PLAT







Rockdale County Zoning

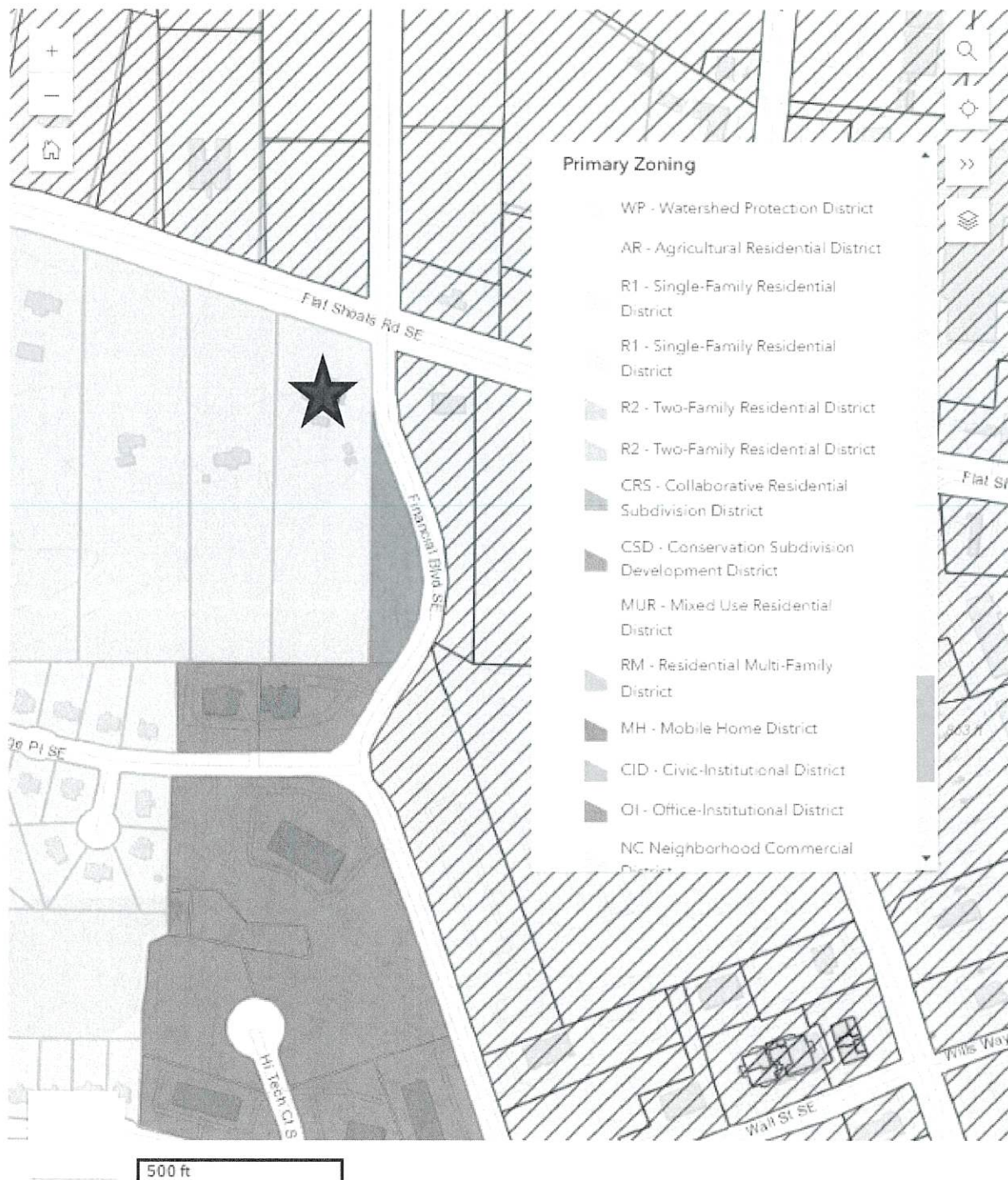






EXHIBIT "C"
Conditions of Zoning

1. The proposed development shall comply with all Rockdale County Land Disturbance requirements.
2. 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 Zoning Board of Appeals.
3. The developer shall provide a lighting plan for the site. 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.
4. The development shall provide a 50-foot-wide transitional buffer adjacent to residential zone properties. Buffers shall be replanted where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
5. The applicant shall provide a 20-foot-wide landscape strip adjacent to the Flat Shoals Road and Avalon Boulevard rights-of-way.
6. In accordance with Sec. 332-9 of the Unified Development Ordinance. A five-foot-wide concrete sidewalk shall be constructed adjacent to the Flat Shoals Road and Avalon Boulevard rights-of-way. A strip of grass or other approved landscape material at least four feet in width shall separate all sidewalks from adjacent curbs on public streets.
7. All utilities shall be placed underground.
8. Natural vegetation shall remain on the property until the issuance of a development permit.