

ORDINANCE NO. 1224

AN ORDINANCE AMENDING CHAPTER 7 OF TITLE 8 OF THE CODE OF ORDINANCES OF THE CITY OF CONYERS FOR THE ISSUANCE OF A SPECIAL USE PERMIT TO ESTABLISH A PERSONAL CARE HOME, GROUP, IN THE MIXED-USE DEVELOPMENT (MXD) ZONING DISTRICT AT 1175 GREEN STREET, TAX PARCEL C300010003 (1.02 ACRE); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Title 8 of the Code of Ordinances of the City of Conyers, Georgia constitutes the Zoning Ordinances of the City of Conyers, Georgia;

WHEREAS, an applicant of real property located within the municipal boundaries of the City of Conyers has filed an application for a special use permit to establish a personal care home, group at [his/her/their/its] real property;

WHEREAS, said real property is tax parcel C300010003 (1.02 acre), and currently has a Comprehensive Land Use Designation of Special Mixed Use Activity Center;

WHEREAS, said real property currently has a zoning classification of MxD, Mixed-Use Development;

WHEREAS, said special use permit application was reviewed by staff and was reviewed by the City of Conyers/ Rockdale County Planning Commission in a public hearing following public notice;

WHEREAS, said special use permit application was reviewed by the Mayor and City Council of the City of Conyers after conducting a public hearing following public notice;

WHEREAS, all other requirements of the Zoning Procedures Law of the State of Georgia, which can be found in O.C.G.A. §36-66-1 *et seq.*, were followed;

WHEREAS, the Mayor and City Council of the City of Conyers, after careful consideration of the request for a special use permit, deem the request to be in the best interests of the citizens of Conyers.

NOW, THEREFORE, be it ordained by the Mayor and the City Council of Conyers, Georgia, and it is hereby ordained by the authority of the same as follows:

SECTION 1. The zoning classification of tax parcel C300010003 (1.02 acre), which is more particularly described in the legal description and/or survey attached hereto as “Exhibit A”, which exhibit is hereby incorporated by reference as if fully set forth herein, is hereby amended so as to grant a special use permit to establish a personal care home, group, in the MxD, Mixed-Use Development zoning district.

SECTION 2. The Official Zoning District Map for the City of Conyers, as incorporated by reference into Section 8-7-6 of the Code of Ordinances of the City of Conyers, Georgia, shall be amended to reflect the change to the zoning classification of said real property as set forth hereinabove in Section 1.

SECTION 3. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION 5. Pursuant to Section 2-402(a)(4) of the Charter of the City of Conyers, Georgia, the second reading of this Ordinance is hereby waived in order to permit this Ordinance to become effective upon its adoption by the City Council and upon its execution by the Mayor.

ADOPTED AND APPROVED by the City Council of Conyers, Georgia this 16th day of December, 2020.



G. Vincent Evans, Jr., Mayor

ATTEST:



Christina Heyman, City Clerk

Approved by:



Michael S. Waldrop, City Attorney

**“Exhibit A”
Ordinance No. 1224**

D DEKALB SURVEYS, INC.
407 W. PONCE DE LEON AVENUE, SUITE B
DECATUR, GA 30030
S 404.373.9003
WWW.DEKALBSURVEYS.COM

**SURVEY DESCRIPTION
1175 Green Street**

All that tract or parcel of land lying and being in Land Lot 296 of the 18th District, City of Conyers, Rockdale County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found (1 1/2 inch Open Top Pipe) located along West Right-of-Way of Green Street, 148.8 feet North of Highland Circle and being the True Point of Beginning.

Proceeding thence South 86 degrees 56 minutes 23 seconds West, a distance of 147.09 feet to an iron pin found (#4 re-bar).

Proceeding thence South 00 degrees 22 minutes 13 seconds East, a distance of 52.04 feet to an iron pin set (#4 re-bar).

Proceeding thence North 88 degrees 04 minutes 30 seconds West, a distance of 108.00 feet to an iron pin set (#4 re-bar).

Proceeding thence North 04 degrees 42 minutes 39 seconds East, a distance of 39.05 feet to an iron pin set (#4 re-bar).

Proceeding thence South 78 degrees 28 minutes 03 seconds West, a distance of 97.02 feet to an iron pin set (#4 re-bar).

Proceeding thence North 00 degrees 35 minutes 23 seconds East, a distance of 119.04 feet to an iron pin found (#4 re-bar).

Proceeding thence North 88 degrees 33 minutes 35 seconds East, a distance of 67.23 feet to an iron pin found (#4 re-bar).

Proceeding thence North 69 degrees 33 minutes 04 seconds East, a distance of 76.09 feet to an iron pin found (#4 re-bar).

Proceeding thence South 00 degrees 33 minutes 32 seconds East, a distance of 41.11 feet to an iron pin found (rock with punchhole).

Proceeding thence North 69 degrees 07 minutes 42 seconds East, a distance of 219.82 feet to an iron pin found (#4 re-bar).

Proceeding thence South 00 degrees 18 minutes 57 seconds East, a distance of 147.78 feet to an iron pin found (1 1/2 inch Open Top Pipe) and the True Point of Beginning.

Said tract or parcel of land containing a total area of 44,244 Square Feet or 1.02 acres and being as shown on Survey for Shelton Shatteen by Dekalb Surveys, Inc., last dated: September 11, 2020.

"Exhibit A" **Ordinance No. 1224**

