
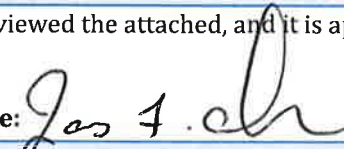
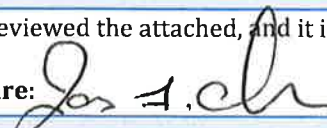


**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<b>Type of Request:</b> Future Land Use Map Amendment Request - Case #2021-01		<b>County Clerk Use Only</b> Ordinance #: 2021-	
<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> February 9, 2021: Second Reading.  A request by Universal Planning & Development, LLC to fully implement Ordinance #O-2020-03 (FLU 2020-02) and to amend the conditions approved on April 14, 2020, which amended the Comprehensive Plan's Future Land Use (FLU) Map by re-designating 2021 Old Covington Hwy SE and 0 Salem Industrial Pkwy, Conyers, GA, 30013 from the Light Industrial FLU Category to the High Density Residential FLU Category for the purpose of constructing a townhome development.	
<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:  Date: 2-2-21		Signature:  Date: 02-03-2021	
<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: 02-03-2021	
<b>Notes and Comments:</b>			
December 8, 2020: First Reading and Referral to Planning Commission; January 14, 2021: Planning Commission; January 26, 2021: Zoning Public Hearing; February 9, 2021: Second Reading.			

2021-68

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF ROCKDALE COUNTY'S COMPREHENSIVE PLAN, AS AMENDED, SO AS TO RE-DESIGNATE PROPERTY LOCATED AT 2021 OLD COVINGTON HWY SE AND 0 SALEM INDUSTRIAL PKWY SE FROM THE LIMITED INDUSTRIAL FUTURE LAND USE CATEGORY TO THE HIGH DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

**WHEREAS**, an application to amend the Future Land Use Map of Rockdale County's Comprehensive Plan for a certain property was filed with Rockdale County, Georgia, which involved the following:

<b>FUTURE LAND USE MAP CASE No. 2021-01</b>	<b>Comprehensive Plan's Future Land Use Amendment to re-designate 14.826 acres from the Limited Industrial Future Land Use Category to the High Density Residential Future Land Use Category.</b>
APPLICANT:	Universal Planning & Development, LLC
LOCATION:	2021 Old Covington Hwy SE and 0 Salem Industrial Pkwy SE, Conyers, GA, 30013 with Tax Parcel Nos. 0740040003 and 073001001A.
LAND LOT(S):	246 and 247
DISTRICT:	10th
PROPERTY OWNER:	DRH PROPERTIES LLC

**WHEREAS**, said Future Land Use Map Amendment 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 Ordinance of Rockdale County, Georgia, as amended;

**WHEREAS**, the Board of Commissioners of Rockdale County have determined that the proposed Future Land Use Map Amendment would result in a Future Land Use Category that is more consistent with the text and policies of the Comprehensive Plan than the current Future Land Use Category of the property on Future Land Use Map and would result in a land use that is more compatible with the current and future land use of adjacent and nearby property;

**NOW, THEREFORE**, be it ordained by the Board of Commissioners of Rockdale County, and by the authority of same as follows:

**Section I**

The Future Land Use Map of Rockdale County's Comprehensive Plan, as amended, is hereby further amended so as to re-designate the 14.826-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted as Tracts 1 and 2 on the survey attached hereto as Exhibit "B", from the Limited Industrial Future Land Use Category to the High Density Residential Future Land Use Category.

**Section II**

The Future Land Use Map of Rockdale County's Comprehensive Plan, as amended, is hereby further amended to reflect the change in the Future Land Use Category of said property authorized in Section I.

**Section III**

All ordinances or parts of ordinances, including Ordinance #O-2020-03 (FLU 2020-02), in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This \_\_\_\_\_ day of \_\_\_\_\_, 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: December 8, 2020

Second Reading: \_\_\_\_\_

**Exhibit "A"**  
**Legal Description**

**Tract 1**

All that tract or parcel of land lying and being in Land Lots 246 & 247, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Old Covington Highway #12; thence North 89°56'00" West, a distance of 210.00 feet to a point; thence North 89°56'00" West, a distance of 330.00 feet to a point; thence North 86°20'00" West, a distance of 260.60 feet to a point; thence North 27°05'00" East, a distance of 178.50 feet to a point; thence South 87°51'00" East, a distance of 655.13 feet to a point; thence South 22°57'51" East, a distance of 164.70 feet to a point, being the POINT OF BEGINNING.

Said tract contains 2.698 acres

**Tract 2**

All that tract or parcel of land lying and being in Land Lots 246 & 247, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Old Covington Highway #12; thence North 87°51'00" West, a distance of 655.13 feet to a point; thence South 27°05'00" West, a distance of 178.50 feet to a point; thence North 87°06'03" West, a distance of 11.98 feet to a point; thence South 86°38'03" West, a distance of 344.43 feet to a point; thence North 54°20'25" West, a distance of 302.20 feet to a point; thence South 41°57'03" West, a distance of 245.92 feet to a point; thence North 50°18'21" West, a distance of 20.02 feet to a point; thence North 41°57'03" East, a distance of 249.84 feet to a point; thence North 82°11'28" East, a distance of 21.37 feet to a point; thence South 54°20'25" East, a distance of 299.14 feet to a point; thence North 86°38'03" East, a distance of 182.23 feet to a point; thence North 07°48'31" West, a distance of 203.35 feet to a point; thence North 21°55'16" East, a distance of 238.95 feet to a point; thence North 07°48'31" West, a distance of 332.81 feet to a point; thence North 82°11'29" East, a distance of 584.29 feet to a point; thence South 23°30'16" East, a distance of 773.93 feet to a point, being the POINT OF BEGINNING.

Said tract contains 12.128 acres

**A total combined tract of 14.826 acres.**

**Exhibit "B"**  
**Survey**

