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 1101 JOHNSON ROAD SW FROM THE HIGH DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE COMMERCIAL 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:

<table>
<thead>
<tr>
<th>FUTURE LAND USE MAP CASE No. 2020-04</th>
<th>Comprehensive Plan’s Future Land Use Amendment for 0.69 acres from the High Density Residential Future Land Use Category to the Commercial Future Land Use Category.</th>
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</thead>
<tbody>
<tr>
<td>AGENT:</td>
<td>Hayley Todd (Planners &amp; Engineers Collaborative, Inc.)</td>
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<tr>
<td>PROPERTY OWNER:</td>
<td>Sawco Development Co.</td>
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<td>LOCATION:</td>
<td>1101 Johnson Rd SW, Conyers, GA, 30012 with Tax Parcel No. 0440010045.</td>
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<td>LAND LOT(S):</td>
<td>267 and 168</td>
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<td>DISTRICT:</td>
<td>16th</td>
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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 classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the 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 property, more particularly described in the overall legal description attached hereto as Exhibit “A” and depicted as Tract One on the survey attached hereto as Exhibit “B”, from the High Density Residential Future Land Use Category to the Commercial 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 in conflict with this ordinance are hereby repealed.
That this Ordinance shall become effective upon adoption.

This ___ day of July, 2020.

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: Ord. 2020-31 on January 28, 2020

Second Reading: 7/8/2020
Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lots 267 & 268, of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

Commencing at the intersection south right-of-way of Klondike Road and the we right-of-way of Johnson Road, thence South 12 degrees 27 minutes 42 seconds West for a distance of 1144.02 feet to a point, said point being the TRUE POINT OF BEGINNING:

Thence, along a curve to the left having a radius of 1748.47 feet and an arc length of 200.60 feet, being subtended by a chord of South 01 degrees 46 minutes 21 seconds East for a distance of 200.49 feet to an IPF ½” RB;

Thence, South 85 degrees 13 minutes 08 seconds West for a distance of 157.72 feet to an IPF ½” OTP;

Thence, North 08 degrees 54 minutes 27 seconds West for a distance of 147.97 feet to an IPF 1” OTP;

Thence, North 81 degrees 53 minutes 14 seconds East for a distance of 65.06 feet to an IPF ½” RB;

Thence, North 07 degrees 18 minutes 06 seconds East for a distance of 51.21 feet to an IPF 1” OTP;

Thence, North 85 degrees 53 minutes 59 seconds East for a distance of 103.23 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 0.69 acres.