

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO AMEND THE COMPREHENSIVE PLAN FOR ROCKDALE COUNTY, AS AMENDED, SO AS TO REDESIGNATE PROPERTY LOCATED AT 1936 IRIS DRIVE SW, ROCKDALE COUNTY, GEORGIA, FROM MEDIUM DENSITY RESIDENTIAL/COMMERCIAL LAND USE CATEGORY TO THE COMMERCIAL LAND USE CATEGORY FOLLOWING APPLICATION FOR SAME; TO AMEND THE FUTURE LAND USE MAP TO REFLECT SAID REDESIGNATION; TO IMPOSE CONDITIONS UPON THE AMENDMENT; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS, an application to change the existing land use category was filed with Rockdale County, Georgia, which involved the following information:

CASE # 2019-02	COMPREHENSIVE PLAN LAND USE AMENDMENT FOR 3.80 of 7.32 ACRES FROM MEDIUM DENSITY RESIDENTIAL/COMMERCIAL TO COMMERCIAL
APPLICANT:	ELAN, Inc,-Bobby Johnson 3873 Crossvale Rd, Stonecrest, GA 30038
AGENT:	N/A
LOCATION:	1936 Iris Drive, Conyers, Georgia 30012
LAND LOT:	237
DISTRICT:	16th

; and

WHEREAS, said application to change the existing land use category was reviewed by staff and public hearings were held following public notice and all other requirements of the Code of Rockdale County;

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

Section I

Pursuant to the provisions of Section 238-4 of the Code of Rockdale County, Georgia, the Comprehensive Land Use Plan for Rockdale County, as amended, is hereby amended so as to change the land use category of property, more particularly described in the overall legal description attached hereto as Exhibit "A" comprised of Parcel #0240010008, from Medium Density Residential/Commercial to Commercial.

Section II

The Future Land Use Map of Rockdale County, established as part of the Comprehensive Land Use Plan, as amended, is hereby further amended to reflect this change in the land use designation of said property authorized in Section I.

Section III

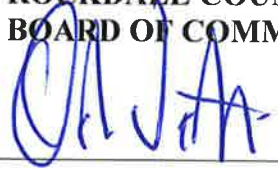
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section IV

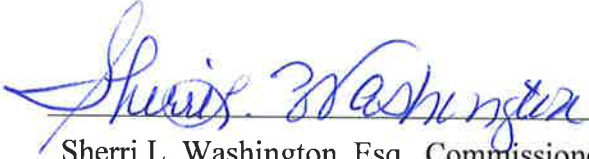
That this Ordinance shall become effective upon adoption.

This 22 day of March, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., Commissioner Post I



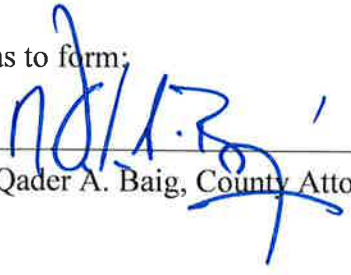
Dr. Doreen Williams, Commissioner Post II

Attest:

By: 

Jennifer Rutledge, County Clerk

Approved as to form:

By: 

M. Qader A. Baig, County Attorney

First reading: 11/28/2019

Second reading: 3/22/2019

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 237 of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an IPF on the land lot line between land lots 237 and 244, thence North 87 degrees 26 minutes 54 seconds West 650.00 feet to a point at the true point of beginning.

THENCE South 87 degrees 26 minutes 54 seconds West for a distance of 666.65 feet to an IPF 1/2" OTP; THENCE South 87 degrees 25 minutes 35 seconds West for a distance of 183.16 feet to an IPF 1-1/4" PIN; THENCE North 23 degrees 05 minutes 52 seconds West for a distance of 110.86 feet to an IPF 1-1/4" PIN; THENCE North 23 degrees 47 minutes 11 seconds West for a distance of 142.21 feet to an IPF 2" OTP; THENCE North 83 degrees 40 minutes 43 seconds East for a distance of 319.26 feet to an IPF AXEL; THENCE North 16 degrees 59 minutes 13 seconds West for a distance of 66.69 feet to a point; THENCE South 65 degrees 47 minutes 28 seconds East for a distance of 714.84 feet to a point a the true point of beginning.

Said property contains 3.80 acres.