

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:

FUTURE LAND USE MAP CASE No. 2020-04	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.
AGENT:	Hayley Todd (Planners & Engineers Collaborative, Inc.)
PROPERTY OWNER:	Sawco Development Co.
LOCATION:	1101 Johnson Rd SW, Conyers, GA, 30012 with Tax Parcel No. 0440010045.
LAND LOT(S):	267 and 168
DISTRICT:	16 th

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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 28 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: 7/28/2020

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.

Exhibit "B"
Survey

PLAT B, 39 P. 175
 Recorded: 12/10/2019 03:17 PM
 2019.12384 Pages: 1 Fees: \$8.00
 Ruth A. Wilson
 Clerk of Superior Court, Rockdale County, GA
 of the Participant IDs: 306670668

Note: State Waters and/or wetlands exist on this property. Any and all State Waters are subject to a 25' State undisturbed buffer, 50' Rockdale County undisturbed buffer and 75' Rockdale County non-impervious buffer. Before any land disturbance or land disturbance plans are submitted for this property, owner should contact the Local Issuing Authority (Rockdale County) to delineate any and all State Waters and/or wetlands. After all State Waters and/or wetlands have been delineated by the L.I.A., these State Waters should be mapped and shown on any future land disturbance plans.

OWNER:
 PARCEL 44-0-1-44 AND PARCEL 44-0-1-45
 SAWCO DEVELOPMENT GROUP, LLC
 825 NEEL REID DRIVE
 ROSWELL, GA 30075

The field data upon which this plat is based has a closure of one foot in 29,413 feet and an angular error of 10" per angle point and was adjusted using compass rule. The plat has been calculated for closure and was found to be accurate within one foot in 118,734 feet.

This property is in a ZONE "A" Federal Flood Area as indicated by F.I.A. Official Hazard Maps Flood Map No. 13247C0091D, Dated: 12-08-2016.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

PARCEL 44-0-4-2D
 SAWCO DEVELOPMENT GROUP LLC
 825 NEEL REID DR
 ROSWELL, GA 30075
 1600 KLONDIKE RD
 DB 6423 PG 936

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDEMENT OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hall, Jr.
 James S. Hall, Jr. GA RL 87856

PARCEL 44-0-1-44 & 44-0-1-45
 Recorded in Deed Book 6468, Page 75



PARCEL 44-0-1-44D
 EMMANUEL NATIOM CHURCH INC
 A DOMESTIC NONPROFIT CORP
 P.O. BOX 3723
 SUWANEE, GA 30024
 1175 JOHNSON RD
 DB 3058 PG 127

TRACT TWO
 17.64 ACRES

PARCEL 44-0-1-44
 1101 JOHNSON ROAD
 CONYERS GA 30094
 DB 6468 PG.75

PARCEL 44-0-1-43
 GREEN GIBSON
 MATTIE MAE P GIBSON
 1135 JOHNSON ROAD
 CONYERS GA 30094
 DB 41 PG.63

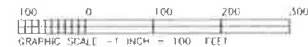
PARCEL 44-0-1-40A
 MARY LOIS MILLEN
 1175 JOHNSON ROAD
 CONYERS GA 30094
 DB 1111 PG 236

PARCEL 44-0-1-40
 LUCY MAE MILLEN
 1175 JOHNSON ROAD
 CONYERS GA 30094
 DB 2864 PG 278

UTILITY NOTE:
 PATRICK & ASSOCIATES, INC. NOR OUR LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDEGROUND UTILITY SHOWN IN THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BEGINNING OR EXECUTING THIS PROJECT.

RETRACEMENT SURVEY FOR:
SAWCO DEVELOPMENT GROUP LLC
 LAND LOTS 267 & 268 - 16TH DISTRICT
 ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK 12-3-2019
 DATE OF PLAT PREPARATION 12-10-2019
 EQUIPMENT USED: TRIMBLE 56



PATRICK & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD SW
 CONYERS, GEORGIA 30094
 PHONE 770-483-9745

JOB NO. 19-928
 DWG. NO. 33137

