

AN ORDINANCE TO AMEND THE ROCKDALE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, AS AMENDED, SO AS TO RE-DESIGNATE PROPERTY LOCATED AT 2325, 2385, AND 0 GEE’S MILL RD NE AND 0 AND 0 GLENN RD NE CONYERS, GA, 30013 FROM THE LIGHT INDUSTRIAL AND MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE CATEGORIES TO THE HIGH DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

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

FUTURE LAND USE MAP AMENDMENT CASE NO. 2021-03:	Amend the Comprehensive Plan Future Land Use Map Category for 60.2 acres from Light Industrial and Medium Density Residential to High Density Residential for the purpose of developing a single-family attached (townhomes) neighborhood.
AGENT:	Brian Ehram and Bryan Musolf with Inline Communities, LLC
PROPERTY OWNER:	Dollar Stanley B & Dollar Monica; Singleton Jr Charles Ray & Stephen Andrew Singleton; Long Jo F & Donald Joel Long; Cadle John A.
LOCATION:	2325, 2385, and 0 Gee’s Mill Rd NE and 0 and 0 Glenn Rd NE, Conyers, GA, 30013
TAX PARCEL NUMBER(s):	092001015H, 0920010015, 0920010015Q, 0920010012, and 0920010012A
LAND LOT(s):	346
DISTRICT:	16 th

WHEREAS, said Comprehensive Plan 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 Comprehensive Plan 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 and would result in a land use that is more compatible with the current and future land use categories 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 that:

Section I

The Rockdale County Comprehensive Plan Future Land Use Map, 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 on the survey attached hereto as Exhibit “B”, from the Light Industrial and Medium Density Residential Future Land Use Categories to the High Density Residential Future Land Use Category.

Section II

The Rockdale County Comprehensive Plan Future Land Use Map, 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.

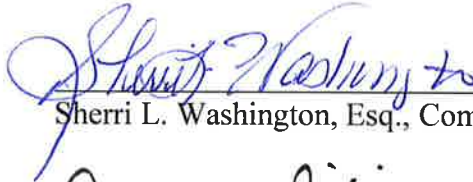
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 23 **DAY OF** March, 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: January 26, 2021

Second Reading: 3/23/2021

Exhibit "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 346 of the 16TH District, Rockdale County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from the intersection of the westerly right-of-way line of Glenn Road (50' R/W) with the southerly right-of-way line of Gees Mill Road (80' R/W); thence along said right-of-way line of Gees Mill Road the following:

South 88 degrees 09 minutes 56 seconds West a distance of 364.87' to a point;

thence 470.81 feet along the arc of a curve to the right, said curve having a radius of 5098.24 feet and a chord bearing and distance of South 89 degrees 41 minutes and 27 seconds West 470.65 feet to a point and the TRUE POINT OF BEGINNING;

thence leaving said right-of-way line South 48 degrees 43 minutes 22 seconds East a distance of 30.85' to a point;

thence South 62 degrees 18 minutes 53 seconds East a distance of 174.93' to a point;

thence South 87 degrees 55 minutes 45 seconds East a distance of 540.86' to a point;

thence North 77 degrees 08 minutes 14 seconds East a distance of 285.56' to a point;

thence South 62 degrees 04 minutes 27 seconds East a distance of 346.67' to a point;

thence North 35 degrees 07 minutes 24 seconds East a distance of 292.39' to a point;

thence South 63 degrees 05 minutes 39 seconds East a distance of 364.33' to a point;

thence South 70 degrees 33 minutes 47 seconds East a distance of 108.85' to a point;

thence South 76 degrees 26 minutes 07 seconds East a distance of 394.41' to a point;

thence South 84 degrees 17 minutes 14 seconds East a distance of 64.53' to a point;

thence South 23 degrees 21 minutes 30 seconds West a distance of 1190.62' to a point;

thence North 88 degrees 13 minutes 49 seconds West a distance of 1682.65' to a point;

thence North 00 degrees 00 minutes 00 seconds West a distance of 278.42' to a point;

thence North 87 degrees 43 minutes 18 seconds West a distance of 287.46' to a point;

thence North 03 degrees 10 minutes 22 seconds West a distance of 15.90' to a point;

thence North 00 degrees 33 minutes 38 seconds West a distance of 108.33' to a point;

thence with a curve turning to the right with an arc length of 466.54', with a radius of 3409.12', with a chord bearing of North 04 degrees 51 minutes 37 seconds East, with a chord length of 466.17', to a point;

thence North 08 degrees 26 minutes 14 seconds East a distance of 308.09' to a point;

thence North 04 degrees 49 minutes 35 seconds East a distance of 139.09' to a point; which is the TRUE POINT OF BEGINNING.

Said tract containing 60.2 acres more or less.

